

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.

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|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-001-00 PROPERTY ADDRESS: V/L FRANKFORT HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MARZOLO ENZO 54362 LAWSON CREEK UTICA MI 48316 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| COM AT SE COR OF GOVT LOT 1 N 84.69 FT TO N'LY ROW HWY M-115 & POB N 67° 36'20" 264.02 FT S 67° 37' E 250 FT S 269.41 FT TO POB (PAR A SRVY 1/230) SEC 19 T26N R15W 1.58 A M/L | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$23 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 18,822 | 19,405 | 583 | | |
| 2. ASSESSED VALUE: | 20,400 | 23,700 | 3,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 20,400 | 23,700 | 3,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-001-01 PROPERTY ADDRESS: 3920 FRANKFORT HWY FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SHRAKE IRENE L (LE) PO BOX 42 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| 1A* COM AT SE COR GOVT LOT 1 N 84.69 FT TO N'LY ROW M-115 N 67 DEG 36'20 FT N 67 DEG 37' W 563.69 FT TO S ROW GREENE DR S 56'34 19.90 FT S 46 DEG 47' W 136.70 FT S 22 DEG 35' E 108.86 FT SE'LY ALG N ROW TO POB (PAR B & C-SURVEY-1/230) SEC 19 T26N R15W 3.77 A M/L P.A. 3920 FRANKFORT HIGHWAY [[4/82 URLC; 204/464; 210/102; BP 9/95; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$62 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 91,415 | 94,248 |
| 2. ASSESSED VALUE: | | 221,400 | 233,800 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 221,400 | 233,800 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-001-02 PROPERTY ADDRESS: GREENE DRIVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LAU NANCY P LVT 3861 CARRIAGE RD BLOOMFIELD HILLS MI 48301 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| 1B* COM AT SW COR OF G.L.#1 N 581.86 FT TO N LN OF M-115 HWY & POB N 268.10 FT S 67 DEG 37' 00 W 138.77 FT S 22 DEG W 124.23 FT NWLY TO POB SEC 19 T26N R15W 1.50 A M/L [[5/89 QC 234/211; 4/90 242/257 WD; 11/90 247/306 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$7 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 5,949 | 184 | | |
| 2. ASSESSED VALUE: | | 39,100 | 4,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 39,100 | 4,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | | PHONE # | | | |
| JILL BROWN | | (231) 881-4000 | | | |
| EMAIL | | | | | |
| TOWNSHIPASSESSING@GMAIL.COM | | | | | |
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| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-002-00 PROPERTY ADDRESS: 279 SACHEM COURT (PVT) FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WENDLAND FREDERICK WILLIAM III & WENDLAND DAVID BRADFORD & ET AL 2440 GLENCOE AVE VENICE CA 90291 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| PT G.L. 1 & 2 COM S 1/4 COR E TO SE COR G.L. 2 N 507.99 FT TO C/L M-115 & POB ALG C/L N 66°46'08" W 269.92 FT TO E LN OF EASE N09°44'9" E 247.64 FT N 16°38'11" W 221.15 FT E 238.56 FT N04°23'55" W 236.28 FT N07°35'31" E 98.94 FT N02° W 144.52 FT TO PNT NEAR SHR OF CRYSTAL LK E'LY ALG SHR 93.28 FT TO A PT 50 FT E OF W LN GL 1 S 1053.13 FT TO C/L M-115 N 66°46'08" W 54.23 FT TO POB RIP RIGHTS EASE SEC 19 T26N R15W 4.38 A M/L SPLIT 1992 P.A. 279 SACHEM COURT 10-05-001-002-0A COMB HERE FOR 2002 PER ASSESSOR | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$890 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 200,804 | 223,128 | 22,324 | | |
| 2. ASSESSED VALUE: | 704,100 | 902,900 | 198,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 704,100 | 902,900 | 198,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) Omitted Property, Field Inspection, Land Improvement Added | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-002-10 PROPERTY ADDRESS: 260 SACHEM COURT (PVT) FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WENDLAND FREDERICK W III & WENDLAND DAVID B & CRAIG H ETAL 1605 EOLUS AVE ENCINITAS CA 92024 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| COM AT S 1/4 CRNR OF SEC 19 T26N R15W TH ALNG S LINE S88°43'32"E 1306.60 FT TO SE CRNR OF GOVT LOT 2 TH N00°08'10"E 507.99 FT TO C/L HWY M-115 TH N66°46'08"W 269.92 FT TO E LNE OF 20FT PVT ESMNT AND POB TH ALONG ESMNT 7 COURSES CONT ALNG HWY C/L N66°46'08"W 10.22 FT N69°28'21"W 10.18 FT N09°48'09"E 238.54 FT N16°37'33 345.63 FT N19°24'18"W 122.34 FT N03°59'38"E 132.76 FT AND S69°43'54"E 18.27FT TH LEAVING ESMNT N03°55'07"E 94.96FT TO POINT OF CRYSTAL LAKE SHR TH ALNG SHRLNE TRAVERSE N83°28'17E 100FT TH S02°51'48"W 153.34 TH S03°59'10"W 77.21FT TH S13°35'38"E 242.60 FT TH N89°40'30"W 79.52 FT TO E LNE OF PVT ESMNT TH S16°38'11"E 221.15 FT TH S09°48'09" W 247.64 FT TO POB. TOGETHER W/ADJ BEACH 1.37 A +/- SUBJ TO AND TOGETHER W/ACCESS DR AND ASLO SUBJ TO PVT ACCESS ESMNT | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$559 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| 1. TAXABLE VALUE: | 452,459 | 466,485 | 14,026 | | |
| 2. ASSESSED VALUE: | 562,000 | 606,200 | 44,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 562,000 | 606,200 | 44,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-003-10 PROPERTY ADDRESS: FRANKFORT HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WILSON KATHRYN 3895 FRANKFORT HWY FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| COM SE COR OF SEC 19 TH N 88° 40'38" W 1305.62 FT TO SW COR G.L. #1 AND POB TH N 00° 10'10" E 508.23 FT TO C/L M-115 TH S 56° 06'52" E 251.27 FT TH S 35° 53'07" E 86.56 FT TH 101.43 FT ALG LFT CRV W/ RADIUS OF 888.27(CHD S 36° 07'05" E 101.38FT) TH S 00° 10'10" W 223.50 FT TH N 88° 40'38" W 320.01 FT TO POB SEC 19 T26N R15W 2.87 A M/L SRVY PAR "A" SUBJ TO EASE SPLIT FROM 001-003-00 FOR 2002 LDA 7/01 DESC CORR FOR 2011 PER SRVY | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$1 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 1,106 | 34 | | |
| 2. ASSESSED VALUE: | | 37,100 | 1,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 37,100 | 1,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | | PHONE # | | | |
| JILL BROWN | | (231) 881-4000 | | | |
| | | EMAIL | | | |
| | | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-004-00 PROPERTY ADDRESS: 3679 FRANKFORT HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: TEAM ROSS LANDSCAPE SUPPLY LLC 3679 FRANKFORT HWY FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 201 | Commercial | | |
| | PRIOR YEAR CLASSIFICATION: | 201 | Commercial | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| E 500 FT OF GL #2 S OF CASEY RD AND M-115 SEC 19 T26N R15W 001-004-10 AND 007-01 COMB HERE FOR 2005 PER ASSESSOR P.A. 3679 FRANKFORT HWY | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$176 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 142,360 | 146,773 | 4,413 | | |
| 2. ASSESSED VALUE: | 219,300 | 198,500 | -20,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 219,300 | 198,500 | -20,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-005-00 PROPERTY ADDRESS: 3875 FRANKFORT HWY FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BLATTNER ERNEST & BLATTNER ALAN PO BOX 326 BENZONIA MI 49616 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 4* W 1/2 OF G.L. 1 NE OF OLD BENZ-FKT HWY & S OF M-115 SEC 19 T26N R15W 1.3 A M/L P.A. 3875 FRANKFORT HIGHWAY | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$33 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 48,035 | 49,524 | 1,489 | | |
| 2. ASSESSED VALUE: | 105,200 | 105,700 | 500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 105,200 | 105,700 | 500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | | |
| | PARCEL NUMBER: 05-001-006-00 PROPERTY ADDRESS: 273 SACHEM CT FRANKFORT, MI 49635 | | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SIPIORA FAMILY COTTAGE LLC LISA ALLEN 16420 QUINCY ST HOLLAND MI 49424 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | | |
| 5* COM S 1/4 COR OF SEC E ALG SEC LN TO SE COR G.L. 2 N 1068.84 FT W 31.97 FT TO POB W 79.52 FT N 9 DEG 3'25 238.67 FT N 3 DEG 58'49 143.21 FT TO PNT NEAR SH OF CRYSTAL LK E ALG SH LN 95.01 FT S 2 DEG 144.52 FT S 7 DEG 35'31 236.28 FT TO POB (PAR B) ALSO COM S 1/4 COR OF SEC E ALG SEC LN TO SE COR G.L. 2 N 1068.84 FT W 111.49 FT TO POB W 79.52 FT N 13 DEG 35'38 77.21 FT N 2 DEG 51'48 CRYSTAL LK E'LY ALG SH 100.35 FT S 2 DEG 43'14 S 3 DEG 58'49 (PAR C) RIP RIGHTS EASE SEC 19 T26N R15W 2.12 A M/L P.A. 273 SACHEM COURT [206/278; 10/87 WD 223/280-281; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$376 | | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 304,170 | 313,599 | 9,429 | | |
| 2. ASSESSED VALUE: | | 822,300 | 846,900 | 24,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 822,300 | 846,900 | 24,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | | |
| ASSESSOR | | PHONE # | | EMAIL | | |
| JILL BROWN | | (231) 881-4000 | | TOWNSHIPASSESSING@GMAIL.COM | | |
| HOW TO FILE AN APPEAL | | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-007-00 PROPERTY ADDRESS: 3611 CASEY RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KERBY ROBERT J & MORAWITZ JERRINE 12360 CINDER RD BEULAH MI 49617 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: 6* E 500 FT OF W 740 FT OF GOVT LOT 2 S OF CASEY RD SEC 19 T26N R15W 5 A M/L P.A. 3611 CASEY ROAD [(5/73 148/920; 205/988; 8/93 275/73 74 WD; | CALCULATION CHANGES | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$18 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 14,422 | 14,869 | 447 |
| 2. ASSESSED VALUE: | 50,600 | 50,000 | -600 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 50,600 | 50,000 | -600 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR JILL BROWN | PHONE # (231) 881-4000 | EMAIL TOWNSHIPASSESSING@GMAIL.COM | |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
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L-4400

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-007-10 PROPERTY ADDRESS: 3541 FRANKFORT HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DAVIS JANET L & LONNIE G TRUST PO BOX 668 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 6C* A TRG PAR BOUNDED ON N BY M-115 S BY CASEY RD W BY ONKEOWE RD GOVT LOT 2 IN SW 1/4 OF SE 1/4 SEC 19 T26N R15W P.A. 3541 CASEY ROAD [[6/82 191/676 WD; 8/82 QC 193/560; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$52 | | | |
| | PRIOR YEAR VALUES | CURRENT YEAR TENTATIVE VALUES | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 2024 | 2025 | | | |
| 1. TAXABLE VALUE: | 52,700 | 54,000 | 1,300 | | |
| 2. ASSESSED VALUE: | 52,700 | 54,000 | 1,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 52,700 | 54,000 | 1,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-008-00 PROPERTY ADDRESS: 3533 CASEY RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WATER WONDERLAND LLC COTTAGE PROS PO BOX 901 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 6A* W 230 FT OF SW 1/4 OF SE 1/4 S OF CASEY RD EXC BEG AT NE COR S 200 FT W 50 FT NW'LY TO PT ON S ROW CASEY RD WHICH IS 95 FT SW'LY OF POB NE'LY ALG ROW TO POB SEC 19 T26N R15W 1.35 A M/L P.A. 3533 CASEY ROAD [[APT HOUSE; 1/89 231/640 WD; BP 10/95; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$42 | | | |
| | PRIOR YEAR VALUES | CURRENT YEAR TENTATIVE VALUES | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 2024 | 2025 | | | |
| 1. TAXABLE VALUE: | 33,604 | 34,645 | 1,041 | | |
| 2. ASSESSED VALUE: | 56,500 | 58,200 | 1,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 56,500 | 58,200 | 1,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---------------------------------------|---|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-009-00 PROPERTY ADDRESS: 3555 CASEY RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MCPHERSON GREGORY D & JUNE E 3555 CASEY RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": 100.00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| | % Exempt As "MBT Industrial Personal": .00% | | | | |
| LEGAL DESCRIPTION: 6A-1* BEG AT INT OF S ROW CASEY RD & E LN OF W 230 FT OF SW 1/4 OF SE 1/4 S 200 FT W 50 FT NW'LY TO PT ON S ROW CASEY RD WHICH IS 95 FT SW'LY FROM POB NE'LY TO POB SEC 19 T26N R15W .30 A.P.A. 3555 CASEY ROAD [[6/76 163/364; 11/78 174/165; 5/82 QC 191/190; 2/86 WD 211/720; 5/94 284/601 QC; | % 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 | | |
| 1. TAXABLE VALUE: | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$24 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 2. ASSESSED VALUE: | 35,906 | 37,019 | 1,113 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | 71,600 | 70,300 | -1,300 | | |
| 4. STATE EQUALIZED VALUE (SEV): | 71,600 | 70,300 | -1,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|--|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-010-00 PROPERTY ADDRESS: 3518 JONES RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MAYO ROBERT D MAYO PAULINE M TRUSTEES 3518 JONES RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| 6B* BEG 71.5 FT N & 183.4 FT E OF NW COR OF SW 1/4 OF SE 1/4 N 150 FT N 19 DEG 33' E TO CRY LK S 78 DEG 33' E 60 FT S 15 DEG 52' W 141.8 FT S 150 FT W 75 FT TO BEG SEC 19 T26N R15W P.A. 3518 JONES ROAD [[9/92 264/690 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$78 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 114,498 | 118,047 |
| 2. ASSESSED VALUE: | | 425,500 | 558,900 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 425,500 | 558,900 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
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|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-011-00 PROPERTY ADDRESS: 3500 JONES RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: COSTA JENNIFER & BRUNO 801 S KNIGHT AVE PARK RIDGE IL 60068 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| COM AT S 1/4 COR OF SEC T N 00° 06'00" E 1330.82 FT TO SE COR OF PLAT ONKEONWE BEACH TH N 02° 19'32" E 70.26 FT TH S 88° 03'19" E 107.67 FT TO POB TH N 01° 55'57" E 151.84 FT TH N 26° 26'14" E 173.62 FT TO PT NR WTRS EDGE TH S 76° 31'41" E 60.10 FT TH S 22° 29'30" W 158.00 FT TH S 02° 05'21" W 149.88 FT TO PT ON N LN JONES RD TH N 88° 03'19" W 74.84 FT TO POB SEC 19 T26N R15W .51 A M/L SRVY DESC CORR FOR 2008 P.A. 3500 JONES RD | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$252 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 203,945 | 210,267 | 6,322 | | |
| 2. ASSESSED VALUE: | 463,100 | 608,900 | 145,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 463,100 | 608,900 | 145,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| | PARCEL NUMBER: 05-001-011-50 PROPERTY ADDRESS: 281 ONKEONWE RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KULESZA JAMES 1112 S ALDINE PARK RIDGE IL 60068 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| 8* BEG AT MEA LN 33 FT E OF NS 1/4 LN TH E ALG MEA LN 75 FT TH S 150 FT TH W 75 FT TH W TO HWY TH N TO BEG SEC 19 T26N R15W P.A. 281 ONKEONWE ROAD [[11/74 155/12; 6/95 295/678 QC; BEG 33' E OF INTER OF MEA LN AND N/S 1/4 LN TH E ALG MEA LN 75 FT TH S 150 FT TH W 75 FT TO HWY TH N TO POB RIP RGTS SEC 19 T26N R15W SRVY DESC AS: COM S 1/4 COR OF SEC TH N 00°06'E 1330.82 FT TO SE COR PLAT OF ONKEONWE BEACH TH N 02° 19'32"E 70.26 FT TH S 88° 03'19"E 33.07 FT TO POB TH N 01° 55'57"E 149.97 FT TO A PT PREV DESC AS BEING ON THE MEA LN OF CRYSTAL LAKE AND 33 FT E OF THE NW COR GL#2 TH N 28° 57'27"E 192.90 FT TO PT NEAR WATERS EDGE TH ALG TRAV LN S 76° 31'41"E 60.01 FT TH S 26°26'14"W 173.62 FT TH S 01° 52'13"W 151.84 FT TH N 88° 03'19"W 74.60 FT TO POB SEC 19 T26N R15W .52 A M/L P.A. 281 ONKEONWE ROAD | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$161 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| 1. TAXABLE VALUE: | | 130,100 | 134,133 |
| 2. ASSESSED VALUE: | | 506,000 | 662,100 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 506,000 | 662,100 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-012-00 PROPERTY ADDRESS: SHOREWOOD DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: JDJH LLC 590 BELLOWS AVE FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| COM AT W 1/4 COR OF SEC S 87°30'17" E 1296.55 FT TO POB CONT S 87°30'17" E 479.72 FT TO C/L SHOREWOOD DR ALG C/L NEXT 2 COURSES: ALG ARC OF CRV TO RT (W/CHRD S 11°26'44" E 302.96 FT) A DIST OF 305.18 FT THENCE S 35.25 FT THENCE L VNG C/L N 87°30'17" W 541.05 FT N 329.52 FT TO POB SEC 19 T26N R15W 3.96 A M/L PARCEL I SURVEY SPLIT 1991 SPLIT TO 001-012-20 30 40 FOR 2001 LDA 11/00 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$56 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 45,000 | 46,395 | 1,395 | | |
| 2. ASSESSED VALUE: | 45,000 | 46,500 | 1,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 45,000 | 46,500 | 1,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-012-04 PROPERTY ADDRESS: FRANKFORT HWY FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HERBAN MICHAEL E 3697 WESTRIDGE CT TRAVERSE CITY MI 49684 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| P/O "RESERVED" PLAT OF ONKEONWE BEACH GOVERNMENT LOT 3 AND P/O SE ¼ OF SW ¼ ALL BEING IN SEC 19 T26 N R15W BEG AT S ¼ CRNR SEC 19 TH N00°02'28"E ALG N-S ¼ 953.01 FT TO CENTERLINE OF HWY M-115 AND POB TH ALG HWY CENTERLINE N69°59'29"W 346.50 FT TH LEAVING HWY CENTERLINE N00°52'28"E PARALLEL WITH N-S ¼ LNE 359.66 FT TH N32°20'29"W 52.26 FT TH N36°11'41"E 79.94 FT TO A POINT ON SERLY LNE OF AN EXISTING 20-FOOT INGRESS/EGRESS ESMNT TH ALG SERLY LNE N35°25'17"W 4.20 FT TO A POINT OF INTERSEC TH N25°45'29"W 85.60 FT TO A POINT ON SERLY LNE TH ALG SERLY LNE N30°27'16"W 14.10 FT TO A POINT ON SERLY LNE TH S86°39'37"E 12.81 FT TO A POINT OF INTERSEC TH S56°48'53"E 19.36 FT TO A POINT ON NERLY LNE 20-FOOT ESMNT TH ALG NERLY LNE S25°45'29"E 75.15 FT TO A POINT OF INTERSEC TH S35°25'17"E 50.71 FT TO POINT OF INTERSEC TH S48°53'37"E 48.07 FT TO A POINT OF INTERSEC TH S62°25'03"E 0.32 FT TO A POINT OF INTERSEC TH LEAVING | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$32 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| 1. TAXABLE VALUE: | | 25,548 | 26,339 |
| 2. ASSESSED VALUE: | | 97,500 | 108,500 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 97,500 | 108,500 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
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PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-012-10 PROPERTY ADDRESS: ONKEONWE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: RAATZ LES & DEBRA 14644 NORTH 15TH AVE PHEONIX AZ 85023 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| PT OF GOVT LOT 3 DESC AS COM AT S 1/4 COR OF SEC N 01° 58'26" W 1330.94 FT S 86° 51'17" W 33.05 FT N 97 FT N 59° 34'35" E 376.41 FT N 33° 17'45" E 135.66 FT TO POB S 46° 22'25" W 109.01 FT N 43° 37'35" W 52.50 FT N 46° 22'25" E 118.67 FT S 33° 17'45" E 53.36 FT TO POB SEC 19 T26N R15W .14 A M/L PARCEL E SRVY SPLIT TO 001-012-11 THRU 14 FOR 2002 LDA 9/01 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$11 | | | |
| | PRIOR YEAR VALUES | CURRENT YEAR TENTATIVE VALUES | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 2024 | 2025 | | | |
| 1. TAXABLE VALUE: | 8,610 | 8,876 | 266 | | |
| 2. ASSESSED VALUE: | 9,900 | 9,700 | -200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 9,900 | 9,700 | -200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-012-11 PROPERTY ADDRESS: SHOREWOOD DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: RAATZ LES & DEBRA 14644 NORTH 15TH AVE PHEONIX AZ 85023 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| PT OF GOVT LOT 3 DESC AS COM AT S 1/4 COR OF SEC N 01° 58'26" W 1330.94 FT S 86° 51'17" W 33.05 FT N 97 FT N 59° 34'35" E 373.29 FT TO POB N 89° 12'00" E 417.38 FT TO C/L SHOREWOOD DR ALG C/L N 01° 43'40" W 200 FT S 89° 12'00" E 289.28 FT S 33° 17'45" E 50.39 FT S 46° 22'25" W 118.67 FT S 43° 37'25" E 52.50 FT N 46° 22'25" E 109.01 FT S 33° 17'45" E 135.66 FT S 59° 34'35" E 3.12 FT TO POB SEC 19 T26N R15W 1.48 A M/L PARCEL A SRVY SPLIT FROM 001-012-10 FOR 2002 LDA 9/01 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$18 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 14,434 | 14,881 | 447 | | |
| 2. ASSESSED VALUE: | 19,700 | 22,700 | 3,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 19,700 | 22,700 | 3,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-012-13 PROPERTY ADDRESS: FRANKFORT HWY FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MOSSBURG TRUST 6235 POCKLINGTON RD BRITTON MI 49229 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| PT OF GOVT LOT 3 DESC AS COM AT S 1/4 COR OF SEC N 01° 58'26" W 963.35 FT TO C/L HWY M-115 ALG C/L N 72° 52'34" W 346.43 FT TO POB CONT ALG C/L N 72° 52'34" W 88.79 FT TH ALG CRV TO LFT W/ CHRD N 77° 36'40" W 364.27 FT TO C/L SHOREWOOD DR ALG C/L N 01° 43'40" W 251.42 FT LYNG C/L S 89° 12'00" E 435.82 FT S 01° 58'26" E 349.63 FT TO POB SEC 19 T26N R15W 2.94 A M/L PARCEL C SRVY SPLIT FROM 001-012-10 FOR 2002 LDA 9/01 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$34 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 27,900 | 28,764 |
| 2. ASSESSED VALUE: | | 27,900 | 32,400 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 27,900 | 32,400 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-012-19 PROPERTY ADDRESS: SHOREWOOD DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FLETCHER JO ANN M & RENWICK ROBERT HAMMONDS BARBARA J 1120 CABOT DR FLINT MI 48532 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| PT PLAT OF ONKEONWE BEACH MARKED "RESERVED" COM SE'LY COR LOT 5 TH S 33° 35' 52" W ALG E'LY EXT LOT 5 76.94 FT TO PT ON SW'LY LN OF 20 FT EASE AND POB TH S 33° 35' 52" W 80 FT TH N 43° 28' 35" W 219.85 FT TH S 88° 59' 50" E 144.27 FT TO SW'LY LN OF EASE TH S 33° 11' 51" E 14.12 FT TH S 28° 33' 31" E 85.76 FT TH S 38° 20' 10" E 4.12 FT TO POB SEC 19 T26N R15W .35 A M/L EASE SPLIT FROM 05-001-012-12 FOR 2014 NO LDA [[06/13 2013R-03498 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$3 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 2,487 | 2,564 | | |
| 1. TAXABLE VALUE: | | 2,487 | 2,564 | | |
| 2. ASSESSED VALUE: | | 8,900 | 9,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 8,900 | 9,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | | PHONE # | | | |
| JILL BROWN | | (231) 881-4000 | | | |
| EMAIL | | | | | |
| TOWNSHIPASSESSING@GMAIL.COM | | | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-012-20 PROPERTY ADDRESS: SHOREWOOD DRIVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: JDJH LLC 590 BELLOWS AVE FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| COM AT W 1/4 COR OF SEC S 87° 30'17" E 1296.55 FT S 329.52 FT TO POB S 87° 30'17" E 541.05 FT TO C/L SHOREWOOD DR ALG C/L S 323.19 FT THENCE LYNG C/L N 87° 30'17" W 539.48 FT N 323.25 FT TO POB SEC 19 T26N R15W 4 A M/L PARCEL 2 SURVEY SPLIT FROM 001-012-00 FOR 2001 LDA 11/00 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$1862 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 315 | 47,000 | 46,685 | | |
| 2. ASSESSED VALUE: | 45,400 | 47,000 | 1,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 45,400 | 47,000 | 1,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-012-22 PROPERTY ADDRESS: 213 SHOREWOOD DR FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: NORTHERN COASTAL PROPERTIES LLC 3189 HOLIDAY RD TRAVERSE CITY MI 49686 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 002 | Ref. Real |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | |
| P/O RESERVED PLAT OF ONKEONWE BEACH AND GOVT LOT 3 SEC 19 T26N R15W DESCR AS BEG AT S¼ CRNR SEC 19 TH N00°52'28"E ALG N-S 1/4 1330.93FT TO SE CRNR OF SAID PLAT OF ONKEONWE BEACH TH S89°44'45"W 33.06FT TO W LNE OF ONKEONWE RD (PLATTED AS HALLIDAY STREET) TH ALG W LNE N02°45'04"E 81.64 FT TH N86°21'23"W 527.33FT TO POB TH N86°21'23"W 206.00FT TO CNTRLNE OF SHOREWOOD DR TH ALG CNTRLNE N01°04'49"E 100.00FT TH LEAVING CNTRLNE S86°21'23"E 206.00FT TH S01°04'49"W 100.00 FT TO POB. 0.47 A +/- SUBJ TO ROW FOR SHOREWOOD DRIVE. ALSO SUBJ TO ANY ESMNTS RSRVTNS RSTRCTNS OF RECORD. SPLIT/COMBINED (SURVEY PARCEL B-7) ON 04/23/2024 FROM 05-001-012-02; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$ | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 0 | 13,213 |
| 2. ASSESSED VALUE: | | 0 | 91,500 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 0 | 91,500 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-012-23 PROPERTY ADDRESS: SHOREWOOD DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SHIELDS TERRY D & MICHELLE SPENCER 3189 HOLIDAY RD TRAVERSE CITY MI 49686 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 002 | Ref. Real | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| P/O RESERVED PLAT OF ONKEONWE BEACH AND GOVT LOT 3 SEC 19 T26N R15W DESCR AS BEG AT S¼ CRNR OF SEC 19 TH N00°52'28"E ALG N-S 1/4 1330.93FT TO SE CRNR OF SAID PLAT OF ONKEONWE BEACH TH ALG S LNE 44° 45"W 33.06FT TO W LNE OF ONKEONWE RD (PLATTED AS HALLIDAY STREET) TH ALG W LNE N02°45'04"E 81.64FT TH N86°21'23"W 297.33FT TO POB TH N86°21'23"W 230.00FT TH N01°04'49"E 100.00FT TH N86°21'23"W 206.00FT TO CNTRLNE OF SHOREWOOD DR TH ALG CNTRLNE N01°04'49"E 99.87FT TH LEAVING CNTRLNE S86°16'52"E 260.34FT TH S40°46'38"E 219.87FT TH S32°20'29"E 52.26FT TO POB. 1.14 A +/- SUBJ TO ROW FOR SHOREWOOD DR ALSO SUBJ TO ANY ESMNTS RSRVTNS RSTRCTNS OF RECORD. SPLIT/COMBINED (SURVEY PARCEL B-8) ON 04/23/2024 FROM 05-001-012-02; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$ | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 0 | 91,300 | 91,300 | | |
| 2. ASSESSED VALUE: | 0 | 91,300 | 91,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 0 | 91,300 | 91,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-012-30 PROPERTY ADDRESS: SHOREWOOD DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: JDJH LLC 590 BELLOWS AVE FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| COM AT W 1/4 COR OF SEC S 87°30'17" E 1296.55 FT S 652.77 FT TO POB S 87°30'17" E 539.48 FT TO C/L SHOREWOOD DR ALG C/L S 323.19 FT THENCE LYNG C/L N 87°30'17" W 537.91 FT N 323.25 FT TO POB SEC 19 T26N R15W 4 A M/L PARCEL 3 SURVEY SPLIT FROM 001-012-00 FOR 2001 LDA 11/00 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$64 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 45,200 | 46,800 | 1,600 | | |
| 2. ASSESSED VALUE: | 45,200 | 46,800 | 1,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 45,200 | 46,800 | 1,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-012-40 PROPERTY ADDRESS: SHOREWOOD DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: JDJH LLC 590 BELLOWES AVE FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| COM AT W 1/4 COR OF SEC S 87°30'17" E 1296.55 FT S 976.02 FT TO POB S 87°30'17" E 537.91 FT TO C/L SHOREWOOD DR ALG C/L S 483.72 FT TO C/L HWY M-115 ALG C/L ALG ARC OF CRV TO LFT (W/ CHORD N 86°52'59" W 535.81 FT) A DIST OF 537.14 FT THENCE LVNG C/L N 477.98 FT TO POB SEC 19 T26N R15W 5.78 A M/L PARCEL 4 SURVEY SPLIT FROM 001-012-00 FOR 2001 LDA 11/00 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$ | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 54,200 | 54,200 | | |
| 2. ASSESSED VALUE: | | 54,200 | 54,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 54,200 | 54,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-013-00 PROPERTY ADDRESS: 475 SHOREWOOD DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MEYER JOHN WILLIAM & ANA MERCEDES P 639 ELECTRA DR HOUSTON TX 77079 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 10* PT OF GOVT LOT 3 E OF S SHORE DR W OF UNVACATED PT OF ONKEONWEE BCH & N OF A LN DUE W OF SW COR OF LOT 15 OF PLAT SEC 19 T26N R15W 3 A M/L P.A. 474 SHOREWOOD DRIVE [I 7/89 QC 235/724; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$153 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 123,810 | 127,648 | 3,838 | | |
| 2. ASSESSED VALUE: | 207,600 | 207,000 | -600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 207,600 | 207,000 | -600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-014-00 PROPERTY ADDRESS: 383 ONKEONWE RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: AUGUSTINE BEVERLY & VICE JULIE N JASON VICE PO BOX 85 GENOA CO 80818 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| LOT 11 PLAT OF ONKEONWE BEACH PT OF GL #3 W 1/2 OF BEG AT SW COR OF LOT 12 S'LY ALG W LOT LN TO SW COR OF LOT 10 W TO S SHORE DR N'LY ON HWY TO PT W OF BEG E TO BEG (SURVEY) SEC 19 T26N R15W 1 A M/L SPLIT 1987 P.A. 380 ONKEONWE [[BP 7/93; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$72 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 58,275 | 60,081 | | |
| 2. ASSESSED VALUE: | | 174,600 | 174,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 174,600 | 174,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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L-4400

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-014-01 PROPERTY ADDRESS: 407 SHOREWOOD DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BARCLAY RICHARD A TRUST 407 SHOREWOOD DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 11A* COM AT SW COR OF LOT 15 ONKEONWEE BEACH W 20.14 FT TO W'LY SIDE OF ALLEY & POB S 06 DEG 03' 10 ALLEY S 03 DEG 17' 35 SOUTH SH RD N 152.34 FT E 265.61 FT TO POB (SURVEY) SEC 19 T26N R15W 1 A M/L SPLIT 1987 P.A. 407 SHOREWOOD DRIVE [[214/185; 11/92 266/128 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$67 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 99,429 | 102,511 | | |
| 2. ASSESSED VALUE: | | 138,400 | 138,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 138,400 | 138,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| | | | |
|---|---|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-015-00 PROPERTY ADDRESS: 3225 FRANKFORT HWY FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: COLLIER ROBERT A 3225 FRANKFORT HWY FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| COM SW COR OF SEC TH S 58°04' E 61.21 FT TH N 63° E 315.52 FT TH N 398 FT TH N 82°09'30" E 637.15 FT TO POB TH N 82°09'30" E 228.40 FT TH E 96 FT TH S 279.30 FT TO C/L CASEY RD TH N 88°40'30" E 16.87 FT TH N TO S ROW LN HWY M-115 TH SW'LY ALG HWY 360 FT TH S 350.59 FT TO POB (EXCLUDES HWY ROW) ALSO DESC AS: COM SW COR OF SEC TH S 57°48'46"E 61.21 FT TH N 63°15'14"E 317.47 FT TH N 00°12'29"E 396.20 FT TH N 82°21'57"E 636.50 FT TO POB TH N 82° 21'57"E 228.37 FT TH S 89°39'12"E 96.17 FT TH S 00°16'57"W 278.89 FT TO C/L CASEY RD TH N 88°55'44"E 15.62 FT TH N 00°15'32"E 761.32 FT TO C/L HWY M-115 TH SW'LY ALG HWY LNG CRD S 81°28'26"W 358.08 FT TH S 01°44'13"E 459.59 FT TO POB SEC 19 T26N R15W 3.85 A M/L SRVY PARCEL "2" (SURVEYED DESC) DESC CORRECTION 1992 &1995 SPLIT TO 10-05-001-015-10 FOR 2007 LDA 01/07 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$54 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| 1. TAXABLE VALUE: | | 80,262 | 82,750 |
| 2. ASSESSED VALUE: | | 126,400 | 125,100 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 126,400 | 125,100 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-015-01 PROPERTY ADDRESS: 3197 FRANKFORT HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MCNAMARA MARK 3197 FRANKFORT HWY FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 12-C* COM AT SW SEC COR S 58 DEG 04' E 61.21 FT N 63 DEG 00' E 315.52 FT N 398 FT N 82 DEG 09'30 236.69 FT N 88 DEG 03'20 M-115 NE'LY ALG ROW 95 FT M/L S 350 FT M/L S 82 DEG 09'30 145 FT TO POB SEC 19 T26N R15W 1 A M/L DESC CORRECTION 1992 P.A. 3197 FRANKFORT HIGHWAY [[10/76 163/658 WD; BP 5/93; 3/93 269/861 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$37 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 54,740 | 56,436 | | |
| 2. ASSESSED VALUE: | | 91,300 | 91,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 91,300 | 91,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-015-02 PROPERTY ADDRESS: 3171 FRANKFORT HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: RICE RANDOLPH & LESA 6511 MICK RD BENZONIA MI 49616 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| SW 1/4 OF SW 1/4 OF SEC 19 T26N R15W COMM @ SW CRNR OF SEC; TH S58°04'00"E 61.21 FT; TH N63°0'00"E 315.52 FT; TH N 398 FT TO POBL TH N 82°09'30"E 637.15 FT; TH N01°56'40"W 450FT +/- TO CNTRLNE OF ST HWY M-115; TH SW'LY 660 FT +/- TO A POINT N OF POB; TH S 300 FT +/- TO POB, EXC ALL LAND LYING E OF LNE DESCR AS COMM @ SW CRNR OF SEC; TH S58°04'00"E 61.21 FT; TH N82°09'03" E 492.15 FT TO POB; TH N 01°56'40"W 236.99 FT; TH N 88°03'20"E, 50 FT; TH N01°56'40"W 114.09 FT TO ST HWY M-115 ROW AND POE. | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$-76 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 173,500 | 171,600 | -1,900 | | |
| 2. ASSESSED VALUE: | 173,500 | 171,600 | -1,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 173,500 | 171,600 | -1,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| | | | | | |
|--|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-017-00 PROPERTY ADDRESS: 3190 CASEY RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: JOHNSON GARRETT 3190 CASEY RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| COM SW COR OF SEC TH S 57° 48' 46" E 61.21 FT TH N 63° 15' 14" E 317.47 FT TO POB TH N 00° 12' 29" E 396.20 FT TH N 82° 21' 57" E 864.87 FT TH S 89° 39' 12" E 96.17 FT TH S 00° 16' 57" W 278.89 FT TO C/L CASEY RD TH ALG C/L S 88° 55' 44" W 193.85 FT TH S 74° 41' 14" W 399.34 FT TH N 00° 25' 03" E 34.28 FT TH PAR W/ C/L S 74° 41' 14" W 129.86 FT TH S 00° 25' 03" W 34.28 FT TO C/L CASEY RD TH ALG C/L S 74° 41' 14" W 168.23 FT TH S 63° 15' 14" W 97.36 FT TO POB SEC 19 T26N R15W 6.79 A M/L DESC CORRECTION 1992 ACREAGE CORRECTION FOR 2014 PER SRVY FROM 6.07 TO 6.79 10-05-001-016-00 COMB HERE FOR 2014 PER ASSR REQ P.A. 3190 CASEY ROAD [[12/74 155/263; 4/84 242/796 QC; 10/98 2/1105 SRVY; 09/04 2004R-01983 QC; 09/04 2004R-01984 MLC; 09/06 2013R-00550 DC; 12/12 2013R-00551 WD; 01/13 2013R-00552 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$-2248 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 289,400 | 186,700 | -102,700 | | |
| 2. ASSESSED VALUE: | 289,400 | 186,700 | -102,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 289,400 | 186,700 | -102,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-018-00 PROPERTY ADDRESS: 3035 GLORY RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HERD PENNY S HERD WILLIAM E 3035 GLORY ROAD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 13* N 1/2 OF NW 1/4 OF SW 1/4 SUBJ TO EASE SEC 19 T26N R15W 20 A M/L SPLIT 1993 P.A. 3035 GLORY ROAD [[10/77 174/551; 10/77 174/550 WD; 9/82 QC 192/889; BP 5/92 7/92 262/916 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$34 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 50,508 | 52,073 | 1,565 | | |
| 2. ASSESSED VALUE: | 262,300 | 259,900 | -2,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 262,300 | 259,900 | -2,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-018-10 PROPERTY ADDRESS: FRANKFORT HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: STOW ROGER A 2956 GLORY RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 13-A* SW 1/4 OF NW 1/4 OF SW 1/4 SUBJ TO EASE SEC 19 T26N R15W 10 A M/L SPLIT 1993 [[8/92 263/504 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$14 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 20,435 | 21,068 | | |
| 2. ASSESSED VALUE: | | 99,800 | 109,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 99,800 | 109,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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L-4400

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| | | | | | | |
|---|--|--|-------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | | |
| | PARCEL NUMBER: 05-001-018-20 | | | | | |
| | PROPERTY ADDRESS: FRANKFORT, | | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HERDPENNY STOW & 3035 GLORY RD FRANKFORT MI 49635 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | | |
| LEGAL DESCRIPTION: 13-B* SE 1/4 OF NW 1/4 OF SW 1/4 SUBJ TO EASE SEC 19 T26N R15W 10 A M/L SPLIT 1993 | % 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 | | | | | |
| | | | | | | |
| CALCULATION CHANGES | | | | | | |
| 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | | | |
| *Applies to all property taxable values in the State of Michigan | | | | | | |
| Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$393 | | | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | | |
| 1. TAXABLE VALUE: | 20,435 | 21,068 | 633 | | | |
| 2. ASSESSED VALUE: | 99,800 | 109,200 | 9,400 | | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 99,800 | 109,200 | 9,400 | | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | | |
| 6. Assessor Change Reason(s) | | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | | |
| HOW TO FILE AN APPEAL | | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | | |

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-019-00 PROPERTY ADDRESS: 3048 FRANKFORT HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: JENSEN MELANIE DOEHRING RICHARD 3048 FRANKFORT HWY FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| THAT PART OF W 1/2 OF W 1/2 OF SW 1/4 OF SW 1/4 LYING N OF M-115 ALSO COM SW COR OF SEC TH N 00 DEG 29'36"E 1311.16 FT TH S 87 DEG 52'20"E 328.69 FT TO POB TH S 87 DEG 52'20"E 969.44 FT TH S 00 DEG 15'32"W 159.42 FT TO C/L HWY M-115 TH ALG C/L ALG LFT CRV S 73 DEG 14'21"W 983.55 FT AND S 60 DEG 18'12"W 32.90 FT TH LEAVING C/L N 00 DEG 15'54"E 495.35 FT TO POB | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| SEC 19 T26N R15W 10.44 A M/L | | *Applies to all property taxable values in the State of Michigan | | | |
| P.A. 3048 FRANKFORT HIGHWAY | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | |
| 05-001-015-10 COMBINED HERE FOR 2016 | | \$84 | | | |
| [[3/76 160/711; 7/91 252/71 QC; 11/92 266/65 WD; 07/02 429/378 QC; 05/03 BP; | | PRIOR YEAR VALUES | CURRENT YEAR TENTATIVE VALUES | | |
| | | 2024 | 2025 | | |
| 1. TAXABLE VALUE: | 123,270 | 127,091 | 3,821 | | |
| 2. ASSESSED VALUE: | 229,000 | 234,600 | 5,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 229,000 | 234,600 | 5,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-020-00 PROPERTY ADDRESS: 3060 CASEY RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BARNETT CHRISTOPHER B 6869 ADARIDGE DR SE ADA MI 49301 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | |
| 14A* W 1/2 OF W 1/2 OF SW 1/4 OF SW 1/4 S OF M-115 & N OF CASEY ROAD SEC 19 T26N R15W 3 A M/L P.A. 3060 CASEY ROAD [(3/77 169/493 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$39 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 31,409 | 32,382 |
| 2. ASSESSED VALUE: | | 59,500 | 59,200 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 59,500 | 59,200 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-021-00 PROPERTY ADDRESS: 3396 CASEY RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: M22 RED BARN LLC 260 MANOR RD BLOOMFIELD HILLS MI 48304 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 16* SE 1/4 OF SW 1/4 EXC TH PT S OF CO RD ALSO EXC TH PT N OF M-115 SEC 19 T26N R15W P.A. 3395 CASEY ROAD [[10/88 230/184 MLC; 8/89 240/494 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$1472 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 308,900 | 345,800 | 36,900 | | |
| 2. ASSESSED VALUE: | 308,900 | 345,800 | 36,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 308,900 | 345,800 | 36,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS | | | | | |
| 6. Assessor Change Reason(s) Omitted Property | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
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Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | |
|---|--|--|--|-------------------------------------|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | | PARCEL IDENTIFICATION | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LARSEN JAMES & KATHLEEN 3351 CASEY RD FRANKFORT MI 49635 | | PARCEL NUMBER: 05-001-022-00 | | |
| | | PROPERTY ADDRESS: 3351 CASEY RD FRANKFORT, MI 49635 | | |
| | | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| | | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | | % 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: 17* E 500 FT OF W 48 RDS OF TH PT OF SE 1/4 OF SW 1/4 OF SEC 19 LYING S OF CASEY RD SEC 19 T26N R15W 4.91 A M/L [[208/658 | | CALCULATION CHANGES | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | | *Applies to all property taxable values in the State of Michigan | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax billl by approximatelv: \$51 | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 74,850 | 77,170 | 2,320 |
| 2. ASSESSED VALUE: | | 129,500 | 126,800 | -2,700 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 129,500 | 126,800 | -2,700 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | |
| ASSESSOR | | PHONE # | | EMAIL |
| JILL BROWN | | (231) 881-4000 | | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | |
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| | PARCEL NUMBER: 05-001-022-10 PROPERTY ADDRESS: CASEY RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BODE JEREMIAH R & JILL 3263 CASEY RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| 22.4 % OF W 292 FT OF W 792 FT OF SE 1/4 OF SW 1/4 OF SEC 19 LYING S'LY OF CASEY RD SEC 19 T26N R15W 2.8 A M/L SPLIT TO 001-022-1A FOR 1999 SPLIT TO 001-022-1B FOR 2000 SEE 001-022-1A & B FOR REMAINING INT 001-022-1A AND 001-022-1B COMB HERE FOR 2005 PER ASSESSOR | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$-179 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 25,565 | 38,400 |
| 2. ASSESSED VALUE: | | 36,200 | 38,400 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 36,200 | 38,400 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-023-00 PROPERTY ADDRESS: 3483 CASEY RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KULLENBERG ANN 3483 CASEY RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 18* E 16 RDS OF SE 1/4 OF SW 1/4 LYING S OF CASEY RD ALSO N 100 FT OF E 16 RDS OF NE 1/4 OF NW 1/4 OF SEC 30 SEC 19 T26N R15W P.A. 3483 CASEY ROAD [[5/78 172/283; 6/79 177/745; 7/76 243/437 WD; 12/91 255/ 569 QC; 12/91 255/570 WD; 1/95 291/655 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$37 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 54,275 | 55,957 | | |
| 1. TAXABLE VALUE: | | 87,500 | 88,900 | | |
| 2. ASSESSED VALUE: | | 87,500 | 88,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 87,500 | 88,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-024-00 PROPERTY ADDRESS: 3425 CASEY RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FOX LENA & MCGILL FRED IV 3425 CASEY RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| 18A* W 264 FT OF E 528 FT OF SE 1/4 OF SW 1/4 LYING S OF CASEY RD SEC 19 T26N R15W [[11/74 153/491; 12/82 MLC 195/237; 9/90 245/770 WD; 10/95 299/326 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$142 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 209,144 | 215,627 |
| 2. ASSESSED VALUE: | | 271,100 | 269,000 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 271,100 | 269,000 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-027-00 PROPERTY ADDRESS: MOLLINEAUX RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HOCK FRANZ & ILONA PETERSBERG STR 14 53840 TROISDORF, GERMANY | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 20A* GOVT LOT 1 S OF MOLLINEAUX RD SEC 20 T26N R15W 4.84 A M/L [[12/78 176/194; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$13 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 10,324 | 10,644 | 320 | | |
| 2. ASSESSED VALUE: | 46,600 | 46,900 | 300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 46,600 | 46,900 | 300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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L-4400

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-028-00 PROPERTY ADDRESS: 4876 MOLLINEAUX RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: REDDER VALERIE L 4876 MOLLINEAUX FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 20B* COM AT SE COR GOVT LOT 1 N 2 DEG 46' W 156.97 FT N 66 DEG 59.5' W 258.26 FT TO POB N 9 DEG 15' E 468.68 FT N 85 DEG 4' W 356.22 FT S 30 DEG 13' W 434.13 FT N 81 DEG 22' E 164.5 FT S 66 DEG 59.5' E 364.66 FT TO POB SEC 20 T26N R15W 3 A M/L P.A. 4876 MOLLINEAUX ROAD [[6/75 URLC; 9/78 178/918 WD; 9/79 MLC 179/324; 11/82 WD 194/198; 8/86 WD 215/340; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$37 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 54,375 | 56,060 | 1,685 | | |
| 2. ASSESSED VALUE: | 116,000 | 114,400 | -1,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 116,000 | 114,400 | -1,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-029-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DNR OFFICE OF FINANCIAL SERVICES PAYMENTS IN LIEU OF TAXES PROGRAM PO BOX 30735 LANSING MI 48909 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 102 | Agricultural | | |
| | PRIOR YEAR CLASSIFICATION: | 102 | Agricultural | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": 100.00% | | | | |
| LEGAL DESCRIPTION: 21* GOVT LOT 2 S OF MOLLINEAUX RD SEC 20 T26N R15W 19 A M/L | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$12 | | | | |
| 1. TAXABLE VALUE: | 17,802 | 18,353 | 551 | | |
| 2. ASSESSED VALUE: | 77,000 | 104,500 | 27,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 77,000 | 104,500 | 27,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | | |
|---|--|--|-------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | | |
| | PARCEL NUMBER: 05-001-029-10 | | | | | |
| | PROPERTY ADDRESS: , | | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DNR OFFICE OF FINANCIAL SERVICES PAYMENTS IN LIEU OF TAXES PROGRAM PO BOX 30735 LANSING MI 48909 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 102 | Agricultural | | | |
| | PRIOR YEAR CLASSIFICATION: | 102 | Agricultural | | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | | |
| | % Exempt As "Qualified Agricultural Property": 100.00% | | | | | |
| LEGAL DESCRIPTION: 100 FT FORMER AARR R/W ACROSS GOV LOT 2 S OF N R/W LI MOLLINEAUX RD SEC 20 T26N R15W 3.34 A M/L PUT ON ROLL FOR 1999 | PRIOR YEAR CLASSIFICATION: | | | | | |
| | % 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 | | | | | |
| CALCULATION CHANGES | | | | | | |
| 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | | | |
| *Applies to all property taxable values in the State of Michigan | | | | | | |
| Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$2 | | | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | | |
| | 2,338 | 2,410 | 72 | | | |
| 2. ASSESSED VALUE: | 35,200 | 41,600 | 6,400 | | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 35,200 | 41,600 | 6,400 | | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | | |
| 6. Assessor Change Reason(s) | | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | | |
| HOW TO FILE AN APPEAL | | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | | |

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L-4400

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| | | | |
|---|--|---------------------------------------|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-029-51 PROPERTY ADDRESS: , | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DNR OFFICE OF FINANCIAL SERVICES PAYMENTS IN LIEU OF TAXES PROGRAM PO BOX 30735 LANSING MI 48909 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 102 | Agricultural |
| | PRIOR YEAR CLASSIFICATION: | 102 | Agricultural |
| | % 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: G.L. 2 N OF MOLLINEAUX RD & E OF OUTLET EXC COM S 1/4 COR N 24 DEG 55' W 1330.25 FT TO POB N 53.75 DEG E 74.25 FT S 36.25 DEG E 99 FT S 53.75 DEG W 74.25 FT TO PT IN OUTLET N 36.25 DEG W 99 FT TO POB SEC 20 T26N R15W 10 A M/L SPLIT FROM 001-029-50 FOR 1997 | CALCULATION CHANGES | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$274 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 404,546 | 417,086 | 12,540 |
| 2. ASSESSED VALUE: | 30,000 | 34,800 | 4,800 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 30,000 | 34,800 | 4,800 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR JILL BROWN | PHONE # (231) 881-4000 | EMAIL TOWNSHIPASSESSING@GMAIL.COM | |
| HOW TO FILE AN APPEAL | | | |
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| | | | |
|---|---|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-031-00 PROPERTY ADDRESS: 4328 MOLLINEAUX RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WALTERS JOHN P II LVNG TRST 16391 F DRIVE SOUTH MARSHALL MI 49068 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| COM AT SW COR PLAT OF LAKEVIEW S 60 DEG W 100 FT ALG C/L MOLLINEAUX RD N 30 DEG 28'10" W 33 FT TO NW'LY ROW & POB S 61 DEG 54'50" W 178.97 FT N 18 DEG 44'48" W 511.12 FT N 75° 07'20" E 77.77 FT S 30° 28'10" E 486.98 FT TO POB SUBJ TO 20 FT EASE TO CRY LK EST JUDGE 455/879 SEC 20 T26N R15W 1.47 A M/L SPLIT 1993 P.A. 4320 MOLLINEAUX ROAD [[11/78 180/844 QC; BP 7/91; 10/93 277/286-286A MLC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$361 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 291,707 | 300,749 |
| 2. ASSESSED VALUE: | | 424,700 | 562,700 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 424,700 | 562,700 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-031-01 PROPERTY ADDRESS: 4290 MOLLINEAUX FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GOBEN MARTHA TRUST 5744 18 1/2 MILE MARSHALL MI 49068 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 23-1* COM AT SW COR OF LAKEVIEW S 60 DEG W 100 FT ALG C/L OF MOLLINEAUX RD N 30 DEG 28'10 61 DEG 54'50 215.95 FT ALG ROW TO E'LY LN OF CRYSTAL LAKE N 0 DEG 13'30 W 234.22 FT ALG LN OF PLAT N 11 DEG 23'50 LN OF PLAT TO PT NEAR SHORE OF CRYSTAL LK N 70 DEG 26'45 99.83 FT ALG SHORE S 18 DEG 16' E 523.44 FT TO POB SEC 20 (29)T26N R15W - RIPARIAN RIGHTS P.A. 4290 & 4292 & 4294 & 4296 MOLLINEAUX ROAD [I 9/78 175/388 MLC; 9/78 251/675 WD; 8/91 252/821 QC; 8/93 274/897-898 QC; BP 7/94; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$317 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 256,238 | 264,181 | 7,943 | | |
| 2. ASSESSED VALUE: | 422,000 | 544,400 | 122,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 422,000 | 544,400 | 122,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-031-02 PROPERTY ADDRESS: 4294 MOLLINEAUX FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WALTERS JOHN P II LIVING TRUST 16391 F DRIVE SOUTH MARSHALL MI 49068 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| 23-2* COM AT SW COR PLAT OF LAKEVIEW S 60 DEG W 100 FT ALG C/L MOLLINEAUX RD N 30 DEG 28'10" W 33 FT TO NW'LY ROW S 61 DEG 54'50" W 178.97 FT TO POB N 18 DEG 44'48" W 511.12 FT S 75 DEG 07'20" W 50 FT S 18 DEG 16'00" E 523.44 FT N 61 DEG 54'50" E 55 FT TO POB (SURVEY) SEC 20 T26N R15W .62 A M/L SPLIT 1993 [(6/91 258/781 LC; 7/93 273/510 WD; 8/93 274/494 QC; 8/93 274/897-898 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$259 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 209,433 | 215,925 |
| 2. ASSESSED VALUE: | | 711,200 | 923,800 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 711,200 | 923,800 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-032-00 PROPERTY ADDRESS: 4348 MOLLINEAUX RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BURNS FAMILY VACATION RESIDENCE TRS 28000 ROLLCREST FARMINGTON MI 48334 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 24* PT OF G.L. 3 BEING 50 FT WIDE PAR TO & ALG W SIDE OF LOT 21 OF LAKEVIEW SEC 20 T26N R15W P.A. 4348 MOLLINEAUX ROAD [[11/76 162/716 EST; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$127 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 102,945 | 106,136 | 3,191 | | |
| 2. ASSESSED VALUE: | 334,700 | 438,200 | 103,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 334,700 | 438,200 | 103,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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| | | | | | |
|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-033-00 PROPERTY ADDRESS: 4330 MOLLINEAUX RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HECK LINDA TRUST 3094 WILLIAMSBURG RD ANN ARBOR MI 48108-2026 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 25* PT OF G.L. 3 W 50 FT OF 100 FT WIDE STRIP ADJ TO W SIDE OF LOT 21 LAKEVIEW SEC 20 T26N R15W P.A. 4330 MOLLINEAUX ROAD [[6/77 167/552 | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$111 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 89,917 | 92,704 | 2,787 | | |
| 2. ASSESSED VALUE: | 320,100 | 417,600 | 97,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 320,100 | 417,600 | 97,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-033-10 PROPERTY ADDRESS: 4507 MOLLINEAUX RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LINDSEY SHARON 4507 MOLLINEAUX RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| E 1/2 OF PROPERTY DESC AS FOLLOWS BEG AT S 1/4 COR OF SEC N 469 FT TO SE COR OF LAKEVIEW SW'LY 206.25 FT S TO S LN E TO POB ALSO 1/6 INT IN 20 FT EASE TO CRY LK EST IN JUDGE 455/879 SEC 20 T26N R15W VALUE FOR 10-05-001-039-10 COMB HERE P.A. 4507 MOLLINEAUX ROAD [4/74 152/674 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$50 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 73,801 | 76,088 | 2,287 | | |
| 2. ASSESSED VALUE: | 145,400 | 143,900 | -1,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 145,400 | 143,900 | -1,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-033-11 PROPERTY ADDRESS: 4477 MOLLINEAUX RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MARQUARDT CHARLES A 310 HISCOCK ST ANN ARBOR MI 48103 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| 25D* COM S 1/4 COR SEC 20 N 469.36 FT ALG N/S 1/4 LN OF SEC 20 TO SE COR PLAT OF LAKEVIEW S 60 DEG W 103.12 FT TO POB S 60 DEG 103.13 FT S 689.51 FT TO N'LY ROW M-115 E'LY ALG ROW TO PT S OF POB N TO POB EASE SEC 20 T26N R15W SPLIT 1988 P.A. 4477 MOLLINEAUX ROAD [[220/627 QC; 10/94 288/691 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$48 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 71,141 | 73,346 |
| 2. ASSESSED VALUE: | | 147,000 | 145,400 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 147,000 | 145,400 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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L-4400

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-033-12 PROPERTY ADDRESS: 4445 MOLLINEAUX RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ROHLFING CYNTHIA A & GREGORY C TRST 1615 N 78TH CT ELMWOOD PARK IL 60707-3549 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| COM AT N 1/4 COR OF SEC N 469.36 FT S 60 DEG W 206.25 FT TO POB S 689.51 FT W 181.02 FT N 600.47 FT NE'LY TO POB ALSO 1/6 INT IN 20 FT EASE TO CRYSL LAKE PER JUDGE 455/879 SEC 20 & 29 T26N R15W (PAR E - SURVEY 1-261) P.A. MOLLINEAUX RD | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$147 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 119,014 | 122,703 | | |
| 2. ASSESSED VALUE: | | 240,500 | 235,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 240,500 | 235,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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| | | | | | | |
|---|---|---|--|----------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | | |
| | PARCEL NUMBER: 05-001-033-13 PROPERTY ADDRESS: MOLLINEAUX FRANKFORT, MI 49635 | | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CZERYBA JOHN 9284 S MAIN PLYMOUTH MI 48170 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | | |
| | % Exempt As "Homeowners Principal Residence": | | .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: | | CALCULATION CHANGES | | | | |
| COM AT N 1/4 COR SEC 29 N 00 DEG 44'50" W 469.36 FT ALG N/S 1/4 LN SEC 20 TO SE COR OF LAKEVIEW S 60 DEG W 413.25 FT ALG C/L OF MOLLINEAUX RD TO POB S 00 DEG 44'50" E 600.47 FT INTO SEC 29 & TO N'LY ROW OF HWY M-115 W'LY ALG ROW ON CURVE TO RT 180.74 FT N 00 DEG 44'50" W 505.96 FT TO C/L MOLLINEAUX RD N 60 DEG E 207 FT TO POB -1/6 INT IN 20 FT EASEMENT TO CRY LK PER JUDGE 455/879 SEC 20 (29) T26N R15W (PAR. "D" SRVY [[8/78 172/939; 8/90 245/31 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$11 | | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 9,133 | 9,416 | 283 | | |
| 2. ASSESSED VALUE: | | 30,700 | 35,600 | 4,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 30,700 | 35,600 | 4,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | | |
| 6. Assessor Change Reason(s) | | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | | |
| ASSESSOR | | PHONE # | | EMAIL | | |
| JILL BROWN | | (231) 881-4000 | | TOWNSHIPASSESSING@GMAIL.COM | | |
| HOW TO FILE AN APPEAL | | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-033-14 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GEHRINGER FRANK C & CHERYL C 9037 THOMAS LEE RD SOUTH LYON MI 48178 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: COM AT N 1/4 COR SEC 29 N 00 DEG 44'50" W 469.36 FT ALG N/S 1/4 LN SEC 20 TO SE COR OF LAKEVIEW S 60 DEG W 620.25 FT ALG C/L OF MOLLINEAUX RD TO POB S 00 DEG 44'50 505.96 FT INTO SEC 29 & N'LY ROW OF HWY M-115 W'LY ALG ROW ON CURVE TO RT 180.63 FT N 00 DEG 44'50" W 402.37 FT TO C/L MOLLINEAUX RD N 60 DEG E 207 FT TO POB -1/6 INT IN 20FT EASEMENT TO CRY LK EST JUDGE 455/879 SEC 20 (29) T26N R15W (PAR. "C" SRVY 1-261 [8/78 171/51; 12/84 QC 205/307; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$22 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 17,898 | 18,452 | 554 | | |
| 2. ASSESSED VALUE: | 24,300 | 28,200 | 3,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 24,300 | 28,200 | 3,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-033-15 PROPERTY ADDRESS: 4285 MOLLINEAUX RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CZERYBA MICHAEL 4285 MOLLINEAUX RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| COM AT N 1/4 COR N 00 DEG 40'35 W 469.36 FT ALG N/S 1/4 LN SEC 20 TO SE COR LAKE VIEW PLAT S 60 DEG 00'00 W 1194.25 FT INTO SEC 29 S 24 DEG 56'20" E 26.98 FT TO S ROW LN MOLLINEAUX RD & POB S 24 DEG 56'20" E 205.27 FT TO N'LY ROW LN HWY M-115 W'RLY ALG ROW ON CRV TO RIGHT N 84 DEG 00' 45' W 363.58 FT TO S'RLY ROW OF MOLLINEAUX RD N 61 DEG 40' 35' E 312.43 FT ALG ROW TO POB ALSO 1/6 INT IN 20 FT EASE TO CRYSTAL LAKE EAST JUDGE 455/879 SEC 29 T26N R15W P.A. 4285 MOLLINEAUX ROAD [[8/74 154/334; 7/80 191/388 QC; BP 8/92; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$39 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 57,222 | 58,995 |
| 2. ASSESSED VALUE: | | 132,000 | 131,100 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 132,000 | 131,100 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-033-16 PROPERTY ADDRESS: 4319 MOLLINEAUX RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GYRFALCON PROPERTIES LLC 1637 NEWCASTLE RD GROSS POINTE WOODS MI 48236 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| P/O NE 1/4 OF NW 1/4 SEC 29 T26N R15W COMM AT N 1/4 CRNR OF SEC 29TH N00°44'50"W 469.36FT ALNG N-S 1/4 LNE OF SEC 20 TO SE CRNR OF PLAT OF LAKEVIEW TH S60°00'00"W 1034.25FT ALNG CNTRLNE OF MOLLINEAUX RD INTO SEC 29 AND POB THS00°44'50"E 290.71FT TO M-115 ROWTH ALNG ROW ON CURV TO R RAD 4422.14FT DIS 44.40 FT (CH N89°54'30"W 44.40FT) TH N24°56'20"W 232.28 FT TO CNTRLNE OF MOLLINEAUX RD TH N60°00'00"E 160 FT TO POB. (SURVEY PARA/73-1517 L1/261-262) P.A. 4319 MOLLINEAUX ROAD [I 11/79 180/844; 12/88 PER OWNER; 10/93 277/286-286A MLC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$1788 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 104,500 | 149,339 | 44,839 | | |
| 2. ASSESSED VALUE: | 104,500 | 159,900 | 55,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 104,500 | 159,900 | 55,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) New Construction, Field Inspection DPOLE CONVERTED TO LIVING | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-033-17 PROPERTY ADDRESS: 4347 MOLLINEAUX RD FRANKFORT, | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GEHRINGER FRANK C & CHERYL C 9037 THOMAS LEE RD SOUTH LYON MI 48178 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| COM AT N 1/4 COR SEC 29 N 00 DEG 44'50" W 469.36 FT ALG N/S 1/4 LN SEC 20 TO SE COR OF LAKEVIEW S 60 DEG W 827.25 FT ALG C/L MOLLINEAUX RD TO POB S 00 DEG 44'50 402.37 FT INTO SEC 29 & TO N'LY ROW OF HWY M-115 W'LY ALG ROW ON CURVE TO RT 180.92 FT N 00 DEG 44'50" W 290.71 FT TO C/L MOLLINEAUX RD N 60 DEG E 207 FT TO POB - 1/6 INT IN 20 FT EASEMENT EST JUDGE 455/879 SEC 20 (29) T26N R15W (PAR "B" SURVEY 1-261 . [[11/78 171/293; 12/89 240/910 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$65 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 52,196 | 53,814 |
| 2. ASSESSED VALUE: | | 78,200 | 72,600 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 78,200 | 72,600 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-034-00 PROPERTY ADDRESS: BOYD RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: JASON TRST GEORGE E 2521 MOUNTAIN AVE FLINT MI 48503 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 25A* TH PT OF SW FRL 1/4 OF SW FRL 1/4 LYING BTW NW LN LOT 13 & SE LN LOT 14 & ADJ TO SAID LOTS & EXT SW'LY 35 FT- CRYSTLAIRE SEC 20 (29) T26N R15W [[9/75 159/99; 3/80 181/911 QC; 8/87 221/639 WD; DC 262/56; 7/92 262/55 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$3 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 2,738 | 84 | | |
| 2. ASSESSED VALUE: | | 19,900 | -100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 19,900 | -100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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L-4400

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| | | | | | |
|---|---|--|-------------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-034-10 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MARZOLO ENZO TRUST 54362 LAWSON CREEK DR UTICA MI 48316 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: W 469 FT OF UNPLATTED PT OF SW FRL 1/4 OF SW FRL 1/4 LYING S OF SW FR QTR SW LN OF CRYSTAL LAKE EXC A PAR LYING BET NW LN OF LOT 13 & SE LN LOT 14 & ADJ LOTS ALSO EXC SW'LY 35 FT SEC 20 T26N R15W [[3/73 151/651; 8/85 209/103; 09/98 339/1127 WD; 07/99 444/633 QC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$3 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 2,570 | 2,649 | 79 | | |
| 2. ASSESSED VALUE: | 59,800 | 28,800 | -31,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 59,800 | 28,800 | -31,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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L-4400

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-034-20 PROPERTY ADDRESS: BOYD RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LAARMAN JAMES D & PATRICIA A TRST 4128 MOLLINEAUX RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 25E* SW 1/4 OF SW 1/4 OF SEC LYING BTWN PLAT OF CRYSTAL LAKE AND 1ST ADD TO CRYSTAL LAKE EXC W 469 FT THEREOF SEC 20 T26N R15W [[215/776; 6/92 261/315 WD; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$ | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 236 | 243 | | |
| 1. TAXABLE VALUE: | | 500 | 500 | | |
| 2. ASSESSED VALUE: | | 500 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 500 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-038-00 PROPERTY ADDRESS: 4641 FRANKFORT HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BORDINE JAMES 4641 FRANKFORT HWY FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| W 1/2 OF NE 1/4 S OF M-115 & E OF AARR EXC COM AT NE COR OF SEC N 88° 55'57" W 1334.29 FT S 179.29 FT TO C/L OF HWY + POB CONT S 1698.86 FT N 88° 46'37" W 730.62 FT N 717.07 FT S 88° 46'37" E 365.31 FT N 920.60 FT TO C/L OF HWY N 81° 42'10" E 369.94 FT TO POB SEC 29 T26N R15W 42.99 A M/L SPLIT TO 001-038-10 FOR 2002 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$26 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 38,214 | 39,398 | 1,184 | | |
| 2. ASSESSED VALUE: | 208,200 | 206,000 | -2,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 208,200 | 206,000 | -2,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
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|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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THIS IS NOT A TAX BILL

L-4400

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| | | | | | |
|---|---|---------------------------------------|----------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-038-10 | | | | |
| | PROPERTY ADDRESS: , | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BORDINE JAMES 4641 FRANKFORT HWY FRANKFORT MI 49635 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: COM AT NE COR OF SEC N 88° 55'57" W 1334.29 FT S 179.29 FT TO C/L OF HWY + POB CONT S 1698.86 FT N 88° 46'37" W 730.62 FT N 717.07 FT S 88° 46'37" E 365.31 FT N 920.60 FT TO C/L OF HWY N 81° 42'10" E 269.94 FT TO POB SEC 29 T26N R15W 20.01 A M/L SPLIT FROM 001-038-00 FOR 2002 | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$13 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 10,624 | 10,953 | 329 | | |
| 2. ASSESSED VALUE: | 95,100 | 95,000 | -100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 95,100 | 95,000 | -100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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L-4400

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| | | | | | | |
|--|--|-----------------------------|-------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | | |
| | PARCEL NUMBER: 05-001-038-99 | | | | | |
| | PROPERTY ADDRESS: FRANKFORT, | | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DNR OFFICE OF FINANCIAL SERVICES PAYMENTS IN LIEU OF TAXES PROGRAM PO BOX 30735 LANSING MI 48909 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 102 | Agricultural | | | |
| | PRIOR YEAR CLASSIFICATION: | 102 | Agricultural | | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | | |
| | % Exempt As "Qualified Agricultural Property": 100.00% | | | | | |
| LEGAL DESCRIPTION: ANN ARBOR RAILROAD ROW DSCRIB AS A STRIP OF LAND 100 FT WIDE COM AT A PT IN NW 1/4 OF NE 1/4 RANG SW'LY TO NE COR OF SE 1/4 OF SW 1/4 CONT SW'LY ALG A CRV TO A PT NEAR BETSIE RVR W'LY NEAR E/W 1/4 LN TO W 1/4 COR SEC 29 T26N R15W NEW ON THE ROLL 1994 | % 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 | | | | | |
| | | | | | | |
| CALCULATION CHANGES | | | | | | |
| 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | | | |
| *Applies to all property taxable values in the State of Michigan | | | | | | |
| Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | | | |
| \$6 | | | | | | |
| | | PRIOR YEAR VALUES | CURRENT YEAR TENTATIVE VALUES | | | |
| | | 2024 | 2025 | | | |
| 1. TAXABLE VALUE: | | 9,387 | 9,677 | | | |
| 2. ASSESSED VALUE: | | 46,900 | 46,900 | | | |
| 3. TENTATIVE EQUALIZATION FACTOR: | 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 46,900 | 46,900 | | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | | |
| HOW TO FILE AN APPEAL | | | | | | |
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| c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | | |
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| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-039-00 PROPERTY ADDRESS: 4265 FRANKFORT HWY FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: STONE SALLEY & STROHMER JOANNE G 4265 M-115 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| 30* E 1/2 OF NW 1/4 S OF M-115 HWY & ALSO NW 1/4 OF NE 1/4 LYING S OF M-115 & W OF RR SEC 29 T26N R15W 62.23 A M/L DSCR P CRCTN 1994 P.A. 4265 FRANKFORT HIGHWAY [[11/78 186/97 QC; 12/81 M. TAX TRI; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$55 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 81,698 | 84,230 |
| 2. ASSESSED VALUE: | | 246,000 | 240,900 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 246,000 | 240,900 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-039-50 PROPERTY ADDRESS: 4145 FRANKFORT HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KISSEL MARIE 4145 FRANKFORT HWY FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| COM AT NW COR OF SEC TH S 0° 38'28" W 1325.37 FT S 88° 40'10" E 300 FT N 00° 38'28" E 797.39 FT TO POB CONT N 0° 38'28" E 412.41 FT S 67° 41'34" E 104.85 FT TH 575.39 FT ALG ARC OF 4523.35 FT RAD CRV TO LFT LNG CHRD S 71° 20'13" E 575.01 FT S 11° 39'07" W 100 FT TH 63.77 FT ALG ARC OF 75 FT RAD CRV TO LFT LNG CHRD S 12° 42'21" E 61.87 FT TH 65.15 FT ALG THE ARC OF 90 FT RAD CRV TO RGT LNG CHRD S 16° 19'35" E 63.74 FT N 87° 33'43" W 665.79 FT TO POB REMAINDER PARCEL SRVY SEC 29 T26N R15W 4.53 A M/L SPLIT TO 001-039-51 52 53 & 54 FOR 2007 LDA 02/06 P.A. 4145 FRANKFORT HWY | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$28 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 41,900 | 43,198 | | |
| 2. ASSESSED VALUE: | | 130,600 | 129,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 130,600 | 129,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | | PHONE # | | | |
| JILL BROWN | | (231) 881-4000 | | | |
| | | EMAIL | | | |
| | | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-039-51 PROPERTY ADDRESS: FRANKFORT HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DILTS CHAD & BRENN 176 CRYSTAL HEIGHTS DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| COM AT NW COR OF SEC TH S 00° 38'28" W 1325.37 FT S 88° 40'10" E 300 FT TH N 00° 38'28" E 436.52 FT TO POB TH CONT N 00° 38'28" E 360.87 FT S 87° 33'43" E 665.79 FT TH 12.64 FT ALG ARC OF 90 FT RAD CRV TO RT LNG CHRD S 16° 23'12" W 12.63 FT S 20° 24'40" W 206.86 FT TH 63.12 FT ALG ARC OF 200 FT RAD CRV TO LFT LNG CHRD S 11° 22'10" W 62.86 FT TH S 02° 19'41" W 76.82 FT TH N 88° 12'53" W 577.16 FT TO POB PARCEL "A" SRVY SEC 29 T26N R15W 5 A M/L SPLIT FROM 001-039-50 FOR 2007 LDA 2/06 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$26 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 38,640 | 39,837 | | |
| 1. TAXABLE VALUE: | | 46,900 | 46,900 | | |
| 2. ASSESSED VALUE: | | 46,900 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 46,900 | 46,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | | PHONE # | | | |
| JILL BROWN | | (231) 881-4000 | | | |
| | | EMAIL | | | |
| | | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-039-52 PROPERTY ADDRESS: 176 CRYSTAL HEIGHTS DR FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DILTS CHAD C & BRENNAM 176 CRYSTAL HEIGHTS DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| COM AT NW COR OF SEC TH S 00° 38'28" W 1325.37 FT TH S 88° 40'10" E 300 FT TO POB TH S 88° 40'10" E 379.26 FT TH N 32° 25'33" E 343.55 FT TH N 07° 37'39" E 138.56 FT N 88° 12'53" W 577.16 FT TH S 00° 38'28" W 436.52 FT TO POB PARCEL "B" SRVY SEC 29 T26N R15W 5 A M/L SPLIT FROM 001-039-50 FOR 2007 LDA 02/06 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$155 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 229,099 | 236,201 |
| 2. ASSESSED VALUE: | | 313,800 | 305,800 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 313,800 | 305,800 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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L-4400

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-039-53 PROPERTY ADDRESS: 161 CRYSTAL HEIGHTS DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MAHNKEN JOHN 4510 BLACKSMITH CV SPICEWOOD TX 78669 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| COM AT NW COR OF SEC TH S 00° 38'28" W 1325.37 FT S 88° 40'10" E 1320.94 FT TH N 00° 41'33" E 402 FT TO POB N 00° 41'33" E 532.72 FT TH 367.18 FT ALG ARC OF 4523.35 FT RAD CRV TO RGT LNG CHRD N 77° 27'53" W 367.08 FT TH S 11° 39'07" W 100 FT TH 63.77 FT ALG ARC OF CRV TO LFT LNG CHRD S 12° 42'21" E 61.87 FT TH 90.28 FT ALG ARC 90 FT RAD CRV TO RGT S 08° 19'29" E 86.54 FT S 20° 24'40" W 206.86 FT TH 63.12 FT ALG THE ARC OF CRV TO LFT RAD 200 FT LNG CHRD S 11° 22'10" W 62.86 FT S 02° 19'41" W 76.82 FT TH S 84° 49'00" E 445.58 FT TO POB PRCL "C" SRVY | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$19161 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 39,375 | 480,425 | | |
| 2. ASSESSED VALUE: | | 46,900 | 472,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 46,900 | 472,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) New Construction | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | | PHONE # | | | |
| JILL BROWN | | (231) 881-4000 | | | |
| | | EMAIL | | | |
| | | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-039-54 PROPERTY ADDRESS: 175 CRYSTAL HEIGHTS DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FERN HILL CABIN LLC 10055 BLACKLICK-EASTERN ROAD NW PICKERINGTON OH 43147 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| COM AT NW COR OF SD SEC TH S 00° 38'28" W 1325.37 FT TH S 88° 40'10" E 679.26 FT TO POB CONT S 88° 40'10" E 641.98 FT TH N 00° 41'33" E 402 FT TH N 84° 49'00" W 445.58 FT TH S 07° 37'39" W 138.45 FT TH S 32° 25'33" W 343.55 FT TO POB PARCEL "D" SRVY SEC 29 T26N R15W 5 A M/L SPLIT FROM 001-039-50 FOR 2007 LDA 02/06 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$151 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 122,294 | 126,085 | | |
| 2. ASSESSED VALUE: | | 183,300 | 179,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 183,300 | 179,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-040-00 PROPERTY ADDRESS: 4059 FRANKFORT HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GRIFFITH EVELYN PO BOX 642 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 32* W 300 FT OF NW 1/4 OF NW 1/4 S OF CO HWY SEC 29 T26N R15W 9 A M/L P.A. 4059 FRANKFORT HIGHWAY [(3/76 161/276 QC; 9/76 163/251 QC; 6/79 177/314 WD; 10/80 184/216 WD; BP 3/92; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$45 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 67,040 | 69,118 | 2,078 | | |
| 2. ASSESSED VALUE: | 166,500 | 170,900 | 4,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 166,500 | 170,900 | 4,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-042-00 PROPERTY ADDRESS: RIVER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: REDBURN JAMES & KATHLEEN 4067 RIVER RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 33A* E 300 FT OF S 1/2 OF NW 1/4 OF SW 1/4 S OF BETSIE RVR & N OF CO HWY SEC 29 T26N R15W 3 A M/L [[5/78 172/652 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$5 | | | |
| | PRIOR YEAR VALUES | CURRENT YEAR TENTATIVE VALUES | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 2024 | 2025 | | | |
| 1. TAXABLE VALUE: | 6,965 | 7,180 | 215 | | |
| 2. ASSESSED VALUE: | 15,000 | 15,000 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 15,000 | 15,000 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-043-00 PROPERTY ADDRESS: 4088 RIVER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KULAK GARY FLAGSTAR BANK FSB PO BOX 7646 SPRINGFIELD OH 45501 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 33B* W 350 FT OF SW 1/4 S OF BETSIE RIVER & N OF CO HWY SEC 29 T26N R15W 7 A M/L P.A. 4088 RIVER ROAD [[1/76 160/803; 12/76 WD 163/991; 1/84 SHRF DEED 200/357 & 358; 206/133; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$120 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 96,822 | 99,823 | 3,001 | | |
| 2. ASSESSED VALUE: | 216,900 | 148,300 | -68,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 216,900 | 148,300 | -68,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-044-00 PROPERTY ADDRESS: 4067 RIVER RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: REDBURN JAMES E REDBURN KATHLEEN 4067 RIVER RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| 34* W 1/4 OF SW 1/4 S OF BETSIE RVR EXC W 360 FT N OF HWY & EXC E 300 FT OF NW 1/4 OF SW 1/4 SEC 29 T26N R15W 19 A M/L P.A. 4067 RIVER ROAD [[9/76 163/401 LC; 2/77 171/621 QC; 9/78 174/841 MLC; 9/78 LC 177/54; 8/83 QC 197/596; 8/83 WD 199/933; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$30 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 43,741 | 45,096 |
| 2. ASSESSED VALUE: | | 150,100 | 148,100 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 150,100 | 148,100 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-045-00 PROPERTY ADDRESS: 4189 RIVER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WHITE MARK A & PAULA R WILLIAMSON 14144 HEALY DR DELTON MI 49046 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| PRCL A SRVY COM SW COR SEC 29 S 88° 24'37" E 987.62 FT TO POB N 1062.39 FT ALG RGT CRV LNG CRD N 41° 44'40" W 41.03 FT N 28° 55'33" W 171 FT N 88° 57'21" W 254.56 FT TO E LN OF W 1/2 OF SW 1/4 OF SW 1/4 ALG SD LN TO SEC LN S 88° 24'37" E 328.76 FT TO POB SEC 29 T26N R15W 9.59 A M/L PT & COMB W/ 001-048-00 FOR 2006 LDA EXEMPT | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$9862 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 44,430 | 291,707 | | |
| 2. ASSESSED VALUE: | | 69,200 | 305,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 69,200 | 305,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | New Construction | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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L-4400

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-047-00 PROPERTY ADDRESS: 4436 RIVER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: VIEAU RAYMOND G & DOUGLAS A 4376 RIVER RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| E 1064.25 FT OF NE 1/4 OF SW 1/4 S OF BETSIE RVR ALSO W 1/2 A OF E 3 A OF SE 1/4 OF SW 1/4 LYNG N OF CO HWY SEC 29 T26N R15W 13.5 A M/L SRVY SPLIT TO 001-047-10 FOR 2002 LDA 01/01 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$9 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 12,586 | 12,976 | | |
| 2. ASSESSED VALUE: | | 145,800 | 149,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 145,800 | 149,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| | | | |
|---|--|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-047-10 PROPERTY ADDRESS: 4470 RIVER RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BRESLIN FRANKEE 4470 RIVER RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| COM AT S 1/4 COR OF SEC N 732.10 FT TO C/L RIVER RD AND POB CONT N 570.13 FT N 88° 50'57" W 200 FT S 332.48 FT S 26° 26'55" W 130.25 FT TO C/L RIVER RD S 63° 33'05" E ALG C/L 284.63 FT TO POB SEC 29 T26N R15W 2.5 A M/L PARCEL A SRVY SPLIT FROM 001-047-00 FOR 2002 LDA 1/01 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$42 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 62,300 | 64,231 |
| 2. ASSESSED VALUE: | | 122,700 | 119,300 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 122,700 | 119,300 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-048-00 PROPERTY ADDRESS: 4203 RIVER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BOEKELOO GRETCHEN 4203 RIVER RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 37* E 330 FT OF SW 1/4 OF SW 1/4 EXC S 4 A SEC 29 T26N R15W 6 A M/L P.A. 4203 RIVER ROAD [[1/80 181/475 WD; 2/80 WD 181/473; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$96 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 141,315 | 145,695 | | |
| 1. TAXABLE VALUE: | | 286,200 | 274,700 | | |
| 2. ASSESSED VALUE: | | | -11,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 286,200 | 274,700 | | |
| | | | -11,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|-------------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-049-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KOBERNIK ALAN R & CHERYL A JRT 1139 FORRESTER RD FRANKFORT MI 49635 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 102 | Agricultural | | |
| | PRIOR YEAR CLASSIFICATION: | 102 | Agricultural | | |
| | % Exempt As "Homeowners Principal Residence": 100.00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: 37A* S 4 A OF E 20 RDS OF SW 1/4 OF SW 1/4 SEC 29 T26N R15W 4 A M/L [[6/80 183/639 QC; 3/82 191/561; 6/86 WD 214/570; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$2 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 2,694 | 2,777 | 83 | | |
| 2. ASSESSED VALUE: | 7,800 | 11,700 | 3,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 7,800 | 11,700 | 3,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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L-4400

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-050-00 PROPERTY ADDRESS: 4376 RIVER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: VIEAU RAYMOND G 4376 RIVER RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 38* SE 1/4 OF SW 1/4 N OF CO HWY SEC 29 T26N R15W 5 A M/L P.A. 4376 RIVER ROAD [[187/162; 3/91 253/597 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$17 | | | |
| | PRIOR YEAR VALUES | CURRENT YEAR TENTATIVE VALUES | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 2024 | 2025 | | | |
| 1. TAXABLE VALUE: | 25,668 | 26,463 | 795 | | |
| 2. ASSESSED VALUE: | 89,700 | 89,900 | 200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 89,700 | 89,900 | 200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| | | | |
|---|---|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-050-50 PROPERTY ADDRESS: RIVER RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HERBAN MICHAEL E 3697 WESTRIDGE CTY TRAVERSE CITY MI 49684 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | |
| COM S 1/4 COR OF SEC N 87 DEG 54'52" W 360 FT TO POB N 87 DEG 54'52" W 957.69 FT N 1250.59 FT TO C/L RIVER RD S 57 DEG 11' E 70.35 FT CONT ALG SD C/L SE'LY 311.20 FT S 72 DEG 52'49" E 368.90 FT ALG C/L SE'LY 43.35 FT S 48 DEG 09'29" W 115 FT S 27 DEG 34'21" W 209.40 FT S 457.48 FT S 87 DEG 54'52" E 400 FT S 259.92 FT TO POB SBJ TO ROW SEC 29 T26N R15W 17.34 A M/L SURVEY SPLIT 1990 SPLIT TO 001-050-52 FOR 1998 - LDA 7/97 P.A. 4381 RIVER RD | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$35 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | 28,359 | 29,238 |
| 1. TAXABLE VALUE: | | 168,100 | 169,000 |
| 2. ASSESSED VALUE: | | 168,100 | 169,000 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 168,100 | 169,000 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-050-51 PROPERTY ADDRESS: 910 NUGENT RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LINDGREN GENE V 910 NUGENT RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| BEG S ¼ COR OF SEC; TH N 87°08'54" W 359.72 FT; TH N 01°29'44" E 242 FT; TH S 87°08'54" E 180 FT; TH N 01°29'44" E 572.51 FT; TH S 62°45'59" E 200.13 FT; TH S 01°33'01" W 731.85 FT TO POB SEC 29 T26N R15W 4.19 A M/L SPLIT 1990 P.A. 910 NUGENT RD P.A. 4451 RIVER ROAD ACREAGE CORRECTION FOR 2016 6.5A TO 6.73 SPLIT TO 05-001-050-53 FOR 2017 LDA 03/16 [[4/89 233/383 QC; 10/07 BP; 05/15 2016R-02648 DC; 12/15 2016S-00002 SRVY; 07/16 BP; 08/16 2016R-03315 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$78 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 114,473 | 118,021 | 3,548 | | |
| 2. ASSESSED VALUE: | 187,900 | 184,200 | -3,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 187,900 | 184,200 | -3,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|---|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-050-52 PROPERTY ADDRESS: 4381 RIVER RD | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WARE JASON & BRIDGET MCCALL ROBERT & JUDITH 4381 RIVER RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| ZCOM S 1/4 COR OF SEC N 87°54'52"W 360 FT TH N 00°44'39"E 259.92 FT TO POB TH N 00°44'39"E 637 FT TO C/L RIVER RD TH N 63°33'05"W 76.13 FT TH ALG L CRV CHRD N 67°14'30"W 164.08 FT TH S 48°09'29"W 115 FT TH S 27°34'21"W 209.40 FT TH S 00°44'39"W 457.48 FT TH S 87°54'52"E 400 FT TO POB SEC 29 T26N R15W 6A +/- SURVEY PAR "A" SPLIT FROM 001-050-50 FOR 1998 - LDA 7/97 DESCRIPTION CORRECTION FOR 2010 P.A. 4381 & 4383 RIVER RD [[7/97 319/864 WD 07/06 2006R-03946 WD 07/06 2006R-03799 QC 09/08 2008R-04838 SHRF DEED 09/08 2008R-04838 SHRF DEED 01/10 2010R-00379 COV DEED 02/10 2010R-00900 WD 12/13 2013R-05998 QC | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$61 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 90,121 | 92,914 |
| 2. ASSESSED VALUE: | | 151,300 | 148,300 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 151,300 | 148,300 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
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L-4400

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-050-53 PROPERTY ADDRESS: 4451 RIVER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BROMSTEAD DORANDA 4451 RIVER RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| COM S ¼ COR OF SEC; N 87°08'54" W 359.72 FT; TH N 01°29'44" E 242 FT TO POB; TH N 01°29'44" E 654.93 FT; TH S 62°45'59" E 199.77 FT; TH S 01°29'44" W 572.51 FT; TH N 87°08'54" W 180 FT TO POB SEC 29 T26N R15W 2.54 A M/L | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| SPLIT FROM 05-001-050-51 FOR 2017 LDA 03/16 SPLIT/COMBINED ON 12/22/2016 FROM 05-001-050-51; | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$73 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 106,947 | 110,262 | | |
| 1. TAXABLE VALUE: | | 188,500 | 187,300 | | |
| 2. ASSESSED VALUE: | | | -1,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 188,500 | 187,300 | | |
| | | | -1,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-051-00 PROPERTY ADDRESS: RIVER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: NELSON DAVID NELSON CHRISTINE 4907 RIVER RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| ALL THAT PART OF W 1/2 OF E 1/2 OF SE 1/4 LYING S OF BETSIE RVR SEC 29 T26N R15W 23.07 A M/L SPLIT TO 001-051-10 FOR 2000 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$18 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 26,112 | 26,921 | 809 | | |
| 2. ASSESSED VALUE: | 102,000 | 102,700 | 700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 102,000 | 102,700 | 700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-051-10 PROPERTY ADDRESS: RIVER RD | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BLIZZARD WESLEY & SHARON 4919 RIVER RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| ALL THAT PART OF E 1/2 OF E 1/2 OF SE 1/4 LYING S OF BETSIE RIVER SEC 29 T26N R15W 34.93 A M/L SPLIT FROM 001-051-00 FOR 2000 SEE 10-05-001-109-00 FOR \$ COMB FOR VALUE ONLY 2001 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$12 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 16,987 | 17,513 | 526 | | |
| 2. ASSESSED VALUE: | 121,300 | 121,000 | -300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 121,300 | 121,000 | -300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-052-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BORDINE JAMES 4641 FRANKFORT HWY FRANKFORT MI 49635 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": 100.00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: 40A* W 1/2 OF SE 1/4 N OF BETSIE RVR SEC 29 T26N R15W 25 A M/L [[8/80 183/824 SHRF DEED; 9/81 QC 192/163; 208/988; 10/86 216/508; 4/83 LC 226/461; 2/96 302/860 QC; 2/96 302/861 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$3 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 5,156 | 5,315 | 159 | | |
| 2. ASSESSED VALUE: | 55,100 | 55,100 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: | 1.000 | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 55,100 | 55,100 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-053-00 PROPERTY ADDRESS: 4516 RIVER RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: COLLVER KELLY & WENDY LVNG TRST 4749 S 36TH ST CLIMAX MI 49034 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| 41* W 1/2 OF SE 1/4 LYING S OF BETSIE RVR & N OF RIVER RD EXC S 208 FT OF E 624 FT THEREOF SEC 29 T26N R15W 43 A M/L P.A. 4516 & 4568 RIVER ROAD [[URLC; BP 6/94; 4/85 297/994 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$335 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 206,700 | 215,107 |
| 2. ASSESSED VALUE: | | 206,700 | 239,300 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 206,700 | 239,300 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

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L-4400

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-053-10 PROPERTY ADDRESS: RIVER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: COLLVER KELLY & WENDY LVNG TRST 4749 S 39TH ST CLIMAX MI 49034 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 41C* S 208 FT OF E 624 FT OF W 1/2 OF SE 1/4 LYING S OF BETSIE RVR & N OF RVR RD SEC 29 T26N R15W 3 A M/L [[10/75 161/401 MLC; 12/80 297/993 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$ | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 33,000 | 33,000 | 0 | | |
| 1. TAXABLE VALUE: | 33,000 | 33,000 | 0 | | |
| 2. ASSESSED VALUE: | 33,000 | 33,000 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 33,000 | 33,000 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-054-00 PROPERTY ADDRESS: 4523 RIVER RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: TIERNEY KYLE S 4523 RIVER RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| 41A* W 200 FT OF SE 1/4 S OF RVR RD SEC 29 T26N R15W 3 A M/L P.A. 4523 RIVER ROAD [[12/76 163/67; 12/90 247/560 LC; 5/93 273/322-323 JDJ DIV; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$-190 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 42,525 | 68,800 |
| 2. ASSESSED VALUE: | | 70,000 | 68,800 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 70,000 | 68,800 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
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L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-055-00 PROPERTY ADDRESS: 4575 RIVER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BARNES JAMES M 823 JAMES ST FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: 41B* TH PT OF W 1/2 OF SE 1/4 LYING S OF RVR RD EXC W 200 FT THEREOF SEC 29 T26N R15W 7 A M/L | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$29 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 23,153 | 23,870 | 717 | | |
| 2. ASSESSED VALUE: | 65,600 | 65,600 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 65,600 | 65,600 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|--|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-056-00 PROPERTY ADDRESS: 3895 FRANKFORT HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WILSON KATHRYN 3895 FRANKFORT HWY FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| PT SEC 19 30 COM NE COR SEC 30 TH N 88° 40'38" W 494.55 FT TO POB TH S 00° 41'30" W 351.46 FT TH N 88° 40'38" W 491.80 FT TH N 00° 48'49" E 351.45 FT TH N 00° 10'10" E 223.5 FT TH 203.03 FT LFT CRV W/ RADIUS OF 888.27 FT(CHD S 45° 56'15" E 202.59 FT) TH S 52° 22'02" E 145.16 FT TH S 88° 40'38" E 71.53 FT TH N 00° 19'52" E 260.12 FT TO C/L M-115 TH ALG C/L S 67° 34'38" E 170.77 FT TH S 00° 19'52" W 198.64 FT TO POB SEC 19 & 30 T26N R15W 5.41 A M/L SRVY PAR"B" SUBJ TO EASE P.A. 3895 FRANKFORT HWY SPLIT TO 001-056-10 & 20 FOR 1998 SPLIT TO 001-056-30 FOR 2002 LDA 7/01 BOUNDARY CHANGE FOR 2004 10-05-001-003-00 COMB HERE FOR 2011 SEE LDA 10/10 PT SPLIT TO 001-056-40 & 056-50 FOR 2011 LDA 10/10 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$41 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 60,692 | 62,573 | 1,881 | | |
| 2. ASSESSED VALUE: | 118,700 | 117,100 | -1,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 118,700 | 117,100 | -1,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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L-4400

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-056-10 PROPERTY ADDRESS: ADAMS RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: REID DONALD PO BOX 567 FRANKFORT MI 49635-0567 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| SE 1/4 OF NE 1/4 ALSO E 500 FT OF NW 1/4 OF NE 1/4 ALSO S 400 FT OF NE 1/4 OF NE 1/4 TGTHR W/ EASM SEC 30 T26N R15W 67.27 A M/L SPLIT FROM 001-056-00 FOR 1998 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$20 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 29,157 | 30,060 | 903 | | |
| 2. ASSESSED VALUE: | 144,600 | 144,600 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 144,600 | 144,600 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-056-20 PROPERTY ADDRESS: FRANKFORT HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WILSON KATHRYN 3895 FRANKFORT HWY FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": 100.00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| | % Exempt As "MBT Industrial Personal": .00% | | | | |
| LEGAL DESCRIPTION: PT OF SEC 19 & 30 BEG AT NE COR SEC 30 TH S 00° 41'30" W 450 FT TH N 64° 19'22" W 545.58 FT TH N 00° 41'30" E 225 FT TH N 00° 19'52" E 198.64 FT TO C/L M-115 TH ALG C/L S 67° 34'38" E 533.68 FT TH S 00° 29'33" W 6.49 FT TO POB SEC 19 & 30 T26N R15W 5 A M/L SRVY PAR "C" SUBJ TO EASE SPLIT FROM 001-056-00 FOR 1998 10-05-001-003-01 COMB HERE FOR 2011 SEE LDA 10/10 | % 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 | | |
| CALCULATION CHANGES | | | | | |
| 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | | |
| *Applies to all property taxable values in the State of Michigan | | | | | |
| Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | | |
| \$8 | | | | | |
| PRIOR YEAR VALUES | | CURRENT YEAR TENTATIVE VALUES | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 2024 | | 2025 | | | |
| 1. TAXABLE VALUE: | 11,124 | 11,468 | 344 | | |
| 2. ASSESSED VALUE: | 46,900 | 46,900 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 46,900 | 46,900 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-056-30 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WILSON KATHRYN 3895 FRANKFORT HWY FRANKFORT MI 49635 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": 100.00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: COM NE COR TH N 88° 40'38" W 1305.62 FT TO POB TH S 88° 40'38" E 320.01 FT TH S 00° 48'49" E 726.26 FT TH S 88° 07'55" E 153.86 FT TH S 00° 48'49" W 190.03 FT TH N 88° 07'55" W 473.91 FT TH N 00° 48'49" E 913.25 FT TO POB SEC 30 T26N R15W 7.39 A M/L SRVY PAR"E" SUBJ TO EASE SPLIT FROM 001-056-00 FOR 2002 LDA 7/01 BOUNDARY CHANGE FOR 2004 PT OF 05-001-056-00 COMB HERE FOR 2011 LDA 10/10 | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$6 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES | CURRENT YEAR TENTATIVE VALUES | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 2024 | 2025 | | | |
| | 8,323 | 8,581 | 258 | | |
| | 55,500 | 55,500 | 0 | | |
| | 55,500 | 55,500 | 0 | | |
| 2. ASSESSED VALUE: | | | | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | | | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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THIS IS NOT A TAX BILL**L-4400****Notice of Assessment, Taxable Valuation, and Property Classification**

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| | | | |
|---|---|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-056-40 PROPERTY ADDRESS: RIVER RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WILSON KATHRYN 3895 FRANKFORT HWY FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| COM NE COR OF SEC TH N 88° 40'38" W 494.55 FT TH S 00° 41'30" W 225 FT TO POB TH S 64° 19'22" E 72.81 FT TH S 00° 41'30" W 476.57 FT TH N 88° 07'55" W 558.69 FT TH N 00° 48'49" E 374.81 FT TH S 88° 40'38" E 491.80 FT TH N 00° 41'30" E 126.46 FT TO POB SEC 30 T26N R15W 5 A M/L SRVY PAR "D" SUBJ TO EASE SPLIT FROM 001-056-00 FOR 2011 LDA 10/10 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$5 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | 7,025 | 7,242 |
| 1. TAXABLE VALUE: | | 46,900 | 46,900 |
| 2. ASSESSED VALUE: | | 46,900 | 0 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 46,900 | 46,900 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

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THIS IS NOT A TAX BILL

L-4400

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| | | | | | |
|---|---|--|-------------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-056-50 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WILSON KATHRYN 3895 FRANKFORT HWY FRANKFORT MI 49635 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": 100.00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: COM NE COR OF SEC TH S 00° 41'30" W 450 FT TO POB TH S 00° 41'30" W 475.74 FT TH N 88° 07'55" W 833.85 FT TH N 00° 48'49" E 190.03 FT TH S 88° 07'55" E 404.83 FT TH N 00° 41'30" E 476.57 FT TH S 64° 19'22" E 472.77 FT TO POB SEC 30 T26N R15W 7.39 A M/L SRVY PAR "F" SUBJ TO EASE SPLIT FROM 05-001-056-00 FOR 2011 LDA 10/10 | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$7 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 10,390 | 10,712 | 322 | | |
| 2. ASSESSED VALUE: | 70,100 | 71,300 | 1,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 70,100 | 71,300 | 1,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-057-00 PROPERTY ADDRESS: CASEY RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KERBY ROBERT J & MORAWITZ JERRINE 12360 CINDER RD BEULAH MI 49617 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | | .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: | | CALCULATION CHANGES | | | |
| 44* NW 1/4 OF NE 1/4 EXC W 230 FT ALSO EXC E 500 FT SEC 30 T26N R15W 17.85 A M/L [[12/73 148/920; 205/988; 8/93 275/73 74 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$40 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 32,124 | 33,119 | 995 | | |
| 2. ASSESSED VALUE: | 100,400 | 100,400 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 100,400 | 100,400 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-058-00 PROPERTY ADDRESS: 3533 CASEY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WATER WONDERLAND LLC THE COTTAGE PROS PO BOX 901 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 201 | Commercial | | |
| | PRIOR YEAR CLASSIFICATION: | 201 | Commercial | | |
| | % Exempt As "Homeowners Principal Residence": | | .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: | | CALCULATION CHANGES | | | |
| 44A* W 230 FT OF NW 1/4 OF NE 1/4 SEC 30 T26N R15W 7 A M/L P.A. 3533 CASEY ROAD [[1/89 231/640 WD]; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$352 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 284,489 | 293,308 | 8,819 | | |
| 2. ASSESSED VALUE: | 491,600 | 443,900 | -47,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 491,600 | 443,900 | -47,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

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| | | | |
|---|---|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-059-00 PROPERTY ADDRESS: 475 ADAMS RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: REID DONALD A REID ELLA M PO BOX 567 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| 45* SW 1/4 OF NE 1/4 ALSO N 1/2 OF SE 1/4 LYING E OF ADAMS RD EXC AA RR ROW SEC 30 T26N R15W 103.5 A M/L 001-072-50 AND 001-073-00 COMB HERE FOR 1996 P.A. 475 ADAMS ROAD [(1/82 205/396 QC; 1/86 WD 211/348; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$120 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 176,772 | 182,251 |
| 2. ASSESSED VALUE: | | 355,500 | 349,700 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 355,500 | 349,700 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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L-4400

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| | | | | | |
|---|---|--|-------------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-060-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KULLENBERG ANN 3483 CASEY RD FRANKFORT MI 49635 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": 100.00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: 46* E 264 FT OF NE 1/4 OF NW 1/4 EXC N 100 FT THEREOF SEC 30 T26N R15W 8 A M/L [10/73 150/164; 3/79 177/745 QC; 3/77 165/650 TRST; 12/89 240/520 QC; 12/91 255/570 WD; 1/95 291/655 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$9 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 12,679 | 13,072 | 393 | | |
| 2. ASSESSED VALUE: | 66,000 | 61,600 | -4,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 66,000 | 61,600 | -4,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-061-10 PROPERTY ADDRESS: V/L FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FOX LENA & MCGILL FRED IV 3425 CASEY RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 46B* W 264 FT OF E 528 FT OF NE 1/4 OF NW 1/4 SEC 30 T26N R15W [[7/74 153/491; 12/82 MLC 195/237; 9/90 245/770 WD; 10/95 299/326 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$43 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 63,945 | 65,927 | 1,982 | | |
| 2. ASSESSED VALUE: | 77,000 | 80,200 | 3,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 77,000 | 80,200 | 3,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-062-00 PROPERTY ADDRESS: 3263 CASEY RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BODE JEREMIAH R & JILL 3263 CASEY RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 22.4% W 792 FT OF NE 1/4 OF NW 1/4 EXC N 50 FT OF E 500 FT THEREOF SEC 30 T26N R15W 23.43 A M/L P.A. 3263 CASEY ROAD SPLIT TO 001-062-0A FOR 1999 SPLIT TO 001-062-0B FOR 2000 001-062-0A & 0B COMB HERE FOR 2005 PER ASSESSOR | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$822 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 78,925 | 181,400 | 102,475 | | |
| 2. ASSESSED VALUE: | 183,200 | 181,400 | -1,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 183,200 | 181,400 | -1,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|

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L-4400

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-062-10 PROPERTY ADDRESS: 3351 CASEY RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LARSEN JAMES & KATHLEEN 3351 CASEY RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 47A* N 50 FT OF E 500 FT OF W 792 FT OF NE 1/4 OF NW 1/4 SEC 30 T26N R15W | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$3 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 5,057 | 5,213 | 156 | | |
| 2. ASSESSED VALUE: | 14,500 | 15,200 | 700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 14,500 | 15,200 | 700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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L-4400

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-063-00 PROPERTY ADDRESS: 3147 CASEY RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: STEVENSON BENJAMIN EDWARD & JULIE 3147 CASEY RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 48* N 1/2 OF NW 1/4 OF NW 1/4 EXC PT S OF CASEY RD & W OF ADAMS RD SEC 30 T26N R15W 13 A M/L [[3/77 165/768 QC; 2/87 219/10 WD; 4/96 BP; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$118 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 173,337 | 178,710 | 5,373 | | |
| 2. ASSESSED VALUE: | 288,200 | 287,500 | -700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 288,200 | 287,500 | -700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-064-00 PROPERTY ADDRESS: 64 ADAMS RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CROFOOT CHARLES 523 CANAL ST CHESANING MI 48616 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 49* N 1/2 OF NW 1/4 OF NW 1/4 W OF ADAMS RD & S OF CASEY RD SEC 30 T26N R15W 2.25 A M/L P.A. 64 ADAMS ROAD [(209/596; 2/92 257/620 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$60 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 48,811 | 50,324 | | |
| 2. ASSESSED VALUE: | | 104,200 | 106,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 104,200 | 106,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-065-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SPAVEN MARK E 3559 DEBRA LN BAY CITY MI 48706 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: 50* S 1/2 OF S 1/2 OF NW 1/4 OF NW 1/4 LYING E OF ADAMS RD SEC 30 T26N R15W 6 A M/L [[11/72 147/922; 6/77 165/443; 11/77 WD 166/929; 4/79 WD 182/346; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$11 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 9,318 | 9,606 | 288 | | |
| 2. ASSESSED VALUE: | 56,300 | 56,300 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 56,300 | 56,300 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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L-4400

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| | | | | | |
|---|--|-------------------------------|---|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-066-00 PROPERTY ADDRESS: 102 ADAMS RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ROETHLER TONY R & ELIZABETH A 102 ADAMS RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": 100.00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| | % Exempt As "MBT Industrial Personal": .00% | | | | |
| LEGAL DESCRIPTION: N 1/2 OF S 1/2 OF NW 1/4 OF NW 1/4 LYING W OF ADAMS RD SEC 30 T26N R15W 2.5 A M/L PARCEL A SRVY ACREAGE CORR (10A TO 9.74 A) SPLIT TO 001-066-20 FOR 2002 LDA 02/01 | % 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 | | |
| CALCULATION CHANGES | | | | | |
| 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | | |
| *Applies to all property taxable values in the State of Michigan | | | | | |
| Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$129 | | | | | |
| | | | | | |
| PRIOR YEAR VALUES | | CURRENT YEAR TENTATIVE VALUES | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 2024 | | 2025 | | | |
| 1. TAXABLE VALUE: | 190,192 | 196,087 | 5,895 | | |
| 2. ASSESSED VALUE: | 252,400 | 249,400 | -3,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 252,400 | 249,400 | -3,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-066-10 PROPERTY ADDRESS: 222 ADAMS RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PTAK GLORIA H 222 ADAMS RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 50B* S 1/2 OF S 1/2 OF NW 1/4 OF NW 1/4 LYING W OF ADAMS RD SEC 30 T26N R15W 4 A M/L P.A. 222 ADAMS ROAD [[12/78 175/460; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$60 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 88,524 | 91,268 | 2,744 | | |
| 2. ASSESSED VALUE: | 152,600 | 150,700 | -1,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 152,600 | 150,700 | -1,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-066-20 PROPERTY ADDRESS: 103 ADAMS RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: OSTLUND ALAN & JACQUELINE 187 DARWIN RD PINCKNEY MI 48169 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| N 1/2 OF S 1/2 OF NW 1/4 OF NW 1/4 LYING E OF ADAMS RD SEC 30 T26N R15W 7.24 A M/L PARCEL B SRVY SPLIT FROM 001-066-00 FOR 2002 LDA 02/01 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$94 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 76,293 | 78,658 | 2,365 | | |
| 2. ASSESSED VALUE: | 91,300 | 91,300 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 91,300 | 91,300 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-067-00 PROPERTY ADDRESS: 299 ADAMS RD FRANKFORT, MI 49635- | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: RALSTON KATHERINE A PO BOX 73 ELBERTA MI 49628 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 51* COM NW COR SD SEC 30 S 1304.59 FT S 87 DEG 32'21 673.51 FT TO C/L ADAMS RD & POB S 87 DEG 32'21 TO E LN SW 1/4 OF NW 1/4 S 372.85 FT TO C/L ADAMS RD N 61 DEG 32'32 TO POB SEC 30 T26N R15W 3.01 A M/L SPLIT 1993 COMB HERE 001-067-10 1992 & SPLIT TO 001-067-30 & 001-067-40 FOR 1994 P.A. 288 ADAMS ROAD [[7/90 244/444 QC; 10/91 254/947 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$-81 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 140,700 | 137,000 | -3,700 | | |
| 2. ASSESSED VALUE: | 140,700 | 137,000 | -3,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 140,700 | 137,000 | -3,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|

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L-4400

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| | | | |
|---|---|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-067-20 PROPERTY ADDRESS: 266 ADAMS RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DONOVAN JAMES H JR 4805 VALLEY RISE LANE WHITE LAKE MI 48383 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| 51-A* PT OF SW 1/4 OF NW 1/4 COM W 1/4 COR N 1304.59 FT S 87 DEG 32'21 8'21 W 407.60 FT TO POB SEC 30 T26N R15W 13.49 A M/L SPLIT 1991 [[11/92 266/229 WD; 12/94 290/11 QC; 12/94 290/10 QC; 12/94 290/12 QC; 12/94 290/286 QC; 12/94 290/768 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$3398 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 176,652 | 182,128 |
| 2. ASSESSED VALUE: | | 426,100 | 419,900 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 426,100 | 419,900 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
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| | | | |
|---|--|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-067-30 PROPERTY ADDRESS: 306 ADAMS RD FRANKFORT, | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: NAPPER JAMES & LINDA 306 ADAMS RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| COM W 1/4 COR OF FRL SEC TH S 87° 37'54" E 789.51 FT TH N 00° 40'52" E 723 FT TO POB TH N 00° 40'52" E 199.07 FT TH N 51° 50'06" E 250.70 FT TO C/L ADAMS RD TH S 61° 32'32" E 200 FT TH S 00° 53'22" W 263.11 FT TH N 89° 19'08" W 371.26 FT TO POB SEC 30 T26N R15W 2.50A M/L SRVY PAR "B" P.A. 306 ADAMS RD SPLIT FROM 001-067-00 1994 SPLIT TO 001-067-31 FOR 2008 LDA 10/07 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$70 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 102,784 | 105,970 |
| 2. ASSESSED VALUE: | | 186,000 | 185,700 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 186,000 | 185,700 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | | |
| | PARCEL NUMBER: 05-001-067-31 | | | | | |
| | PROPERTY ADDRESS: FRANKFORT, | | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: NAPPER JAMES & LINDA 306 ADAMS RD FRANKFORT MI 49635 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | | |
| LEGAL DESCRIPTION: COM W 1/4 COR OF FRL SEC TH S 87° 37'54" E 781.51 FT TO POB TH N 00° 40'52" E 723 FT TH S 89° 19'08" E 371.26 FT TH N 00° 53'22" E 263.11 FT TO C/L ADAMS RD TH S 61° 32'32" E 153.35 FT TH S 00° 53'22" W 929.51 FT TH N 87° 37'54" W 504.72 FT TO POB SEC 30 T26N R15W 9.19 A M/L SRVY PARCEL"A" SPLIT FROM 001-067-30 FOR 2008 LDA 10/07 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | | |
| | % 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 | | | | | |
| CALCULATION CHANGES | | | | | | |
| 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | | | |
| *Applies to all property taxable values in the State of Michigan | | | | | | |
| Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$27 | | | | | | |
| PRIOR YEAR VALUES | | CURRENT YEAR TENTATIVE VALUES | VALUE DIFFERENCE FROM PRIOR YEAR | | | |
| 2024 | | 2025 | | | | |
| 1. TAXABLE VALUE: | 21,908 | 22,587 | 679 | | | |
| 2. ASSESSED VALUE: | 90,600 | 97,400 | 6,800 | | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 90,600 | 97,400 | 6,800 | | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | | |
| 6. Assessor Change Reason(s) | | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | | |
| HOW TO FILE AN APPEAL | | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-067-40 PROPERTY ADDRESS: 288 ADAMS RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ANDERSON CHRIS ANDERSON DEBRA 288 ADAMS RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 51-C* COM W 1/4 COR SD SEC 10 ALG E-W 1/4 LN S 87 DEG 37'54 E 407.60 FT TO POB N 996.18 FT N 53 DEG 08'21 TO C/L ADAMS RD ALG SD C/L CHD BEARS S 53 DEG 46'54 249.72 FT S 61 DEG 32'32 250.70 FT S 922.07 FT TO E-W 1/4 LN N 87 DEG 37'54 FT TO POB SEC 30 T26N R15W 10.59 A M/L P.A. 288 ADAMS ROAD PAR-B-SURVEY SPLIT FROM 001-067-00 FOR 1994 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$47 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 69,819 | 71,983 | 2,164 | | |
| 2. ASSESSED VALUE: | 152,100 | 149,400 | -2,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 152,100 | 149,400 | -2,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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L-4400

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| | | | |
|---|---|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-068-00 PROPERTY ADDRESS: 370 ADAMS RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BODY GEORGE 370 ADAMS RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| COM AT PT OF INT OF W LN OF SE 1/4 OF NW 1/4 AND CTR LN ADAMS RD SE'LY ALG CTR LN 520 FT TO POB S 318 FT E 295 FT N 272 FT M/L TO CTR ADAMS RD NW 'LY ALG CTR LN TO POB SEC 30 T26N R15W P.A. 370 ADAMS ROAD DESC CORR FOR 2014 [[153/412; 1/79 176/408 PALC; 8/89 QC 238/683 WD 684; 08/05 URDC; 08/05 2013R-04999 DC; 10/13 2013R-05000 QC; 10/13 2013R-05450 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$35 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | 28,507 | 29,390 |
| 1. TAXABLE VALUE: | | 28,507 | 29,390 |
| 2. ASSESSED VALUE: | | 73,500 | 73,500 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 73,500 | 73,500 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
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|--|
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THIS IS NOT A TAX BILL**L-4400****Notice of Assessment, Taxable Valuation, and Property Classification**

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-068-10 PROPERTY ADDRESS: ADAMS RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SORENSEN DAVID M & GILBERT SUSAN R TRUST 684 ADAMS RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 52B* ALL TH PT OF SE 1/4 OF NW 1/4 LYING SW OF ADAMS RD EXC COM AT PT OF INTER OF W LN ADAMS RD SE'LY ALG CTR LN 526 FT TO POB S 318 FT E 295 FT N 272 FT M/L TO CTR ADAMS RD NW'LY ALG CTR LN TO POB SEC 30 T26N R15W [[7/74 153/412; 12/76 URLC; 12/76 LC 193/63; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$21 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 30,484 | 31,429 | | |
| 2. ASSESSED VALUE: | | 85,500 | 84,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 85,500 | 84,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-069-00 PROPERTY ADDRESS: ADAMS RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: NYE DAVID C 373 ADAMS RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| PT OF E 1/2 OF E 1/2 OF SE 1/4 OF NW 1/4 OF SEC 30 DESC AS: COMM AT N 1/4 COR OF SEC TH S 00° 54' 40" W 1300.72 FT TO POB TH S 00° 54' 40" W 623 FT TH N 87° 29' 44" W 326.79 FT TH N 00° 55' 00" E 623 FT TH S 87° 29' 44" E 326.73 FT TO POB SUBJ EASE PRCL "B" SRVY SEC 30 T26N R15W 4.67 A M/L SPLIT TO 001-069-02 FOR 2006 LDA EXMPT SPLIT TO 10-05-001-069-10 FOR 2009 LDA 08/08 P.A. 461 ADAMS RD | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$27 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 21,640 | 22,310 | 670 | | |
| 2. ASSESSED VALUE: | 46,300 | 46,900 | 600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 46,300 | 46,900 | 600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-069-01 PROPERTY ADDRESS: 373 ADAMS RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: NYE DAVID C 373 ADAMS RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 52A-1* COM AT NW COR AT NW 1/4 OF SE 1/4 OF NW 1/4 E 660 FT S TO ADAMS RD W BY NW TO W SIDE OF SE 1/4 OF NW 1/4 N TO POB SEC 30 T26N R15W 6 A M/L P.A. 373 ADAMS ROAD [[2/81 185/801 QC | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$28 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 22,273 | 22,963 | 690 | | |
| 2. ASSESSED VALUE: | 100,600 | 99,200 | -1,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 100,600 | 99,200 | -1,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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L-4400

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-069-02 | | | | |
| | PROPERTY ADDRESS: , | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: NYE DAVID C 373 ADAMS RD FRANKFORT MI 49635 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: W 1/2 OF E 1/2 OF SE 1/4 OF NW 1/4 N OF ADAMS RD SEC 30 T26N R15W 6 A M/L SPLIT FROM 001-069-00 FOR 2006 LDA EXEMPT | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$30 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 24,026 | 24,770 | 744 | | |
| 2. ASSESSED VALUE: | 56,300 | 56,300 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 56,300 | 56,300 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-069-10 PROPERTY ADDRESS: 461 ADAMS RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: NYE BRENDA 461 ADAMS RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| PT OF E 1/2 OF E 1/2 OF SE 1/4 OF NW 1/4 OF SEC 30 DESC AS: COMM AT N 1/4 COR OF SEC TH S 00° 54' 40" W 1300.72 FT TO POB TH S 00° 54' 40" W 623 FT TH N 87° 29' 44" W 326.79 FT TH N 00° 55' 00" E 623 FT TH S 87° 29' 44" E 326.73 FT TO POB SUBJ TO EASMT OF PRCL "B" SRVY SEC 30 T26N R15W 4.67 A M/L SPLIT TO 001-069-02 FOR 2006 LDA EXMPT SPLIT TO 10-05-001-069-10 FOR 2009 LDA 08/08 P.A. 461 ADAMS RD | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$47 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 69,630 | 71,788 | 2,158 | | |
| 2. ASSESSED VALUE: | 112,000 | 104,400 | -7,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 112,000 | 104,400 | -7,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-070-00 PROPERTY ADDRESS: 684 ADAMS RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SORENSEN DAVID M & GILBERT SUSAN R TRUST 684 ADAMS RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 53* E 3/4 OF N 1/2 OF SW FR 1/4 ALSO W 1/2 OF NW 1/4 OF SE 1/4 EXC N & E OF ADAMS RD SEC 30 T26N R15W 76.5 A M/L P.A. 684 ADAMS ROAD [[9/91 254/187 WD; 10/95 298/308 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$69 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 101,963 | 105,123 | 3,160 | | |
| 1. TAXABLE VALUE: | 101,963 | 105,123 | 3,160 | | |
| 2. ASSESSED VALUE: | 362,100 | 359,900 | -2,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 362,100 | 359,900 | -2,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-071-00 PROPERTY ADDRESS: 3004 RIVER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PAWLAK MARK RICHARD TRUST 6520 WINDEMERE WAY HOLLAND MI 49423 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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 checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | | |
| | Exempt As "Development Property": | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | | |
| LEGAL DESCRIPTION: 53A* W 1/2 OF NW FR 1/4 OF SW FR 1/4 ALSO SW FR 1/4 OF SW FR 1/4 SEC 30 T26N R15W 58.88 A P.A. 3004 RIVER ROAD [12/88 WD 231/667; BP 5/95 | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$-1213 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 70,008 | 72,178 | 2,170 | | |
| 1. TAXABLE VALUE: | 70,008 | 72,178 | 2,170 | | |
| 2. ASSESSED VALUE: | 198,400 | 318,600 | 120,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 198,400 | 318,600 | 120,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-072-00 PROPERTY ADDRESS: 1002 ADAMS RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FARRON JANEL 1002 ADAMS RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| SEC 31 T26N R15W BEG @ S 1/4 CRNR OF SEC TH S 54°33'26" W 62.73 FT TH; N 01°42'23" E 37.88 FT ; TH N 88°17'37"W 814.64 FT; TH N 00°52'06" E 264.03 FT; TH S 88°17'37"E 697.52 FT TH S 51°47'57" E 210.15 FT; TH S 00°52'06" W 139.03 FT TO POB. 5.02 A +/- | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| SUBJ TO ESMNT SRVY | | *Applies to all property taxable values in the State of Michigan | | | |
| BOUNDARY ADJUSTMENT W/ 05-001-072-10 & 05-01-072-20 FOR 2018 VALUE FOR 10-05-001-095-00 COMB HERE 1993 SPLIT TO 001-072-10 + 20 FOR 2004 LDA 6/03 P.A. 1002 ADAMS RD [[10/77 165/964 EST; 03/05 2005R-01349 WD; 05/05 2005R-02952 TD; 11/06 2006R-06129 QC; 03/08 2009R-05792 DC; 01/12 2012R-00177 PR; 04/12 2012R-02194 LC; QC DEED 03/06/2017 2017R 00912 | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$30 | | | |
| 1. TAXABLE VALUE: | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| 2. ASSESSED VALUE: | | 44,314 | 45,687 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | 119,200 | 117,100 | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 119,200 | 117,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | 1,373 | -2,100 | | |
| 6. Assessor Change Reason(s) | | 119,200 | 117,100 | | |
| | | -2,100 | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|--|

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Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-072-10 PROPERTY ADDRESS: 3486 LOWRY LN FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GERHART PAUL 3486 LOWRY LN FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| SE 1/4 OF SW 1/4 SEC 30 T26N R15 W COMM @ S 1/4 CRNR OF SEC TH N 00°52'06" E 139.03 FT TO POB; TH N 51°47'57" W 210.15 FT; TH N 88°17'37"W 172.88 FT; TH N 00°52'06" E 609.96 FT; TH S 88°17'37" E 340.00 FT; TH S 00°52'06" W 734.96 FT TO POB. CONT 5.00 A +/- | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| SUBJECT TO ALL APPLICABLE BLDG, USE RESTRICTIONS AND EASEMENTS, IF ANY, AFFECTING THE PREMISES ALSO TOGETHER W/ ACCESS EASEMENT A. | | *Applies to all property taxable values in the State of Michigan | |
| BOUNDARY ADJUST W/ 05-001-072-00 & 05-001-072-20 FOR 2018 SPLIT FROM 001-072-00 FOR 2004 LDA 6/03 P.A. 3486 LOWRY LN [[06/03 469/797 WD; 06/03 BP; 07/03 BP; 07/03 476/871 QC; 03/2017 2017R 00911 QC | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$76 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| 1. TAXABLE VALUE: | | 112,594 | 116,084 |
| 2. ASSESSED VALUE: | | 179,800 | 175,000 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 179,800 | 175,000 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-072-20 PROPERTY ADDRESS: 1002 ADAMS RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FARRON JANEL 1002 ADAMS RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| COM S 1/4 COR OF SEC; TH S 54°33'26" W 62.73 FT; TH N 01°42'23" E 37.88 FT; TH N 88° 17'37" W 814.64 FT TO POB; TH N 88°17'37" W 444.45 FT; TH N 0°54'52" E 1298.77 FT; TH S 87°57'44" E 1308.18 FT; TH S 00°52'06" W 417.23 FT; TH N 88°17'37" W 340 FT; TH S 00°52'06" W 609.96 FT; TH N 88°17'37" W 524.64 FT; TH S 00°52'06" W 264.03 FT TO POB. 28.9 A M/L SRVY BOUNDARY ADJUST W/05-001-072-00 & 05-001-072-10 FOR 2018 SPLIT FROM 001-072-00 FOR 2004 LDA 6/03 [[03/05 2005R-01349 WD; 05/05 2005R-02952 TD; 11/06 2006R-06129 QC; 03/08 2009R-05792 DC; 01/12 2012R-00177 PR; 04/12 2012R-02194 LC; 3/2017 2017R 00912 QC | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$17 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 25,302 | 26,086 | 784 | | |
| 2. ASSESSED VALUE: | 111,300 | 111,100 | -200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 111,300 | 111,100 | -200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
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THIS IS NOT A TAX BILL**L-4400****Notice of Assessment, Taxable Valuation, and Property Classification**

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| | | | | | | |
|--|--|-----------------------------|-------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | | |
| | PARCEL NUMBER: 05-001-072-99 | | | | | |
| | PROPERTY ADDRESS: FRANKFORT, | | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DNR OFFICE OF FINANCIAL SERVICES PAYMENTS IN LIEU OF TAXES PROGRAM PO BOX 30735 LANSING MI 48909 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 102 | Agricultural | | | |
| | PRIOR YEAR CLASSIFICATION: | 102 | Agricultural | | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | | |
| | % Exempt As "Qualified Agricultural Property": 100.00% | | | | | |
| LEGAL DESCRIPTION: ANN ARBOR RAILROAD ROW DSCRB AS A STRIP OF LAND 100 FT WIDE BEG AT E 1/4 COR SW'LY NEAR N BANK OF BETSIE RVR TO A PT IN SE 1/4 OF SW 1/4 SEC 30 T26N TR15W NEW ON THE ROLL IN 1994 | % 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 | | | | | |
| | | | | | | |
| CALCULATION CHANGES | | | | | | |
| 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | | | |
| *Applies to all property taxable values in the State of Michigan | | | | | | |
| Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | | | |
| \$7 | | | | | | |
| | | PRIOR YEAR VALUES | CURRENT YEAR TENTATIVE VALUES | | | |
| | | 2024 | 2025 | | | |
| 1. TAXABLE VALUE: | | 9,791 | 10,094 | | | |
| 2. ASSESSED VALUE: | | 46,900 | 46,900 | | | |
| 3. TENTATIVE EQUALIZATION FACTOR: | 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 46,900 | 46,900 | | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | | |
| HOW TO FILE AN APPEAL | | | | | | |
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| c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | | |

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L-4400

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-075-00 PROPERTY ADDRESS: 904 ADAMS RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MAY PAUL MAY SHARRON 904 ADAMS ROAD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| BEG INTR ADAMS RD & N-S 1/4 LN THN N 37 DEG E 611 FT THN N 36 DEG W 101.30 FT THN W 5 DEG S 85 DEG W 125.3 FT THN N 45 DEG 45' W 49.05 FT THN N 89.3 FT THN N 40 DEG 32' E 137.2 FT THN N 70 DEG 30' E 152.7 FT THN N TO N LN OF SW 1/4 OF SE 1/4 THN W TO 1/4 LN THN S TO POB P.A. 904 ADAMS RD PT 05-001-077-00 SPLIT & COMB HERE FOR 1994 SEC 30 T26N R15W [[10/93 277/465 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$29 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 43,202 | 44,541 | | |
| 1. TAXABLE VALUE: | | 43,202 | 44,541 | | |
| 2. ASSESSED VALUE: | | 133,000 | 130,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 133,000 | 130,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-077-00 PROPERTY ADDRESS: 866 ADAMS RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: VANNOY EMBER R 4067 RIVER RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 59* PT OF SW 1/4 OF SE 1/4 LYING E'LY OF A LN DESC AS COM S 1/4 COR SEC 30 N 37 DEG E 611 FT N 36 DEG W 101.30 FT S 85 DEG W 125.3 FT N 45 DEG W 49.05 FT N 89.3 FT N 40 DEG E 137. FT N 70 DEG 30'E 152.7 FT N TO N LN SW 1/4 OF SE 1/4 ALSO TH PT OF SW 1/4 OF SE 1/4 LYING N OF A LN DESC AS COM S 1/4 COR SEC 30 N 37 DEG E 611 FT S 35 DEG E TO BETSIE RVR & ALL LAND LYING W BETSIE RVR & E OF ADAMS RD SEC 30 T26N R15W PT SPLIT & COMB W/001-075-00 FOR 1994 [10/75 159/488; 9/92 264/299 MLC; 10/93 277/463 ASMT LC; 10/93 277/464 QC; 10/93 277/465 WD; 1/95 291/267 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | |
| | | \$63 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 93,381 | 96,275 | 2,894 | | |
| 2. ASSESSED VALUE: | 117,500 | 116,100 | -1,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 117,500 | 116,100 | -1,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-078-00 PROPERTY ADDRESS: 3870 LEWIS RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BENNETT MARY B 86 ELDERBERRY LANE ROUGEMONT NC 27572 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 60* SW 1/4 OF SE 1/4 S & E OF BETSIE RVR & N OF CO RD SEC 30 T26N R15W 5.5 A M/L [[12/90 248/108 QC; DC 278/76; 10/93 278/77 QC; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$42 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 100,153 | 101,200 | | |
| 1. TAXABLE VALUE: | | 101,400 | 101,200 | | |
| 2. ASSESSED VALUE: | | | -200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 101,400 | 101,200 | | |
| | | | -200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | |
|---|---|---------------------------------------|----------------------------------|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-079-00 PROPERTY ADDRESS: RIVER RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BATTS ROBERT 17417 W SPRING LAKE RD SPRING LAKE MI 49456 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: 61* SW 1/4 OF SE 1/4 S OF CO RD & S & E OF BETSIE RVR SEC 30 T26N R15W 13 A M/L [[8/72 URLC; 6/75 156/992; 216/746 WD \$6500; WD 221/205; 5/90 243/104 QC; 11/91 255/172 WD; | CALCULATION CHANGES | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$16 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 12,945 | 13,346 | 401 |
| 2. ASSESSED VALUE: | 28,300 | 28,300 | 0 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 28,300 | 28,300 | 0 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR JILL BROWN | PHONE # (231) 881-4000 | EMAIL TOWNSHIPASSESSING@GMAIL.COM | |
| HOW TO FILE AN APPEAL | | | |
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| | | | |
|---|--|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-080-00 PROPERTY ADDRESS: 3871 RIVER RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HETTINGER MELINDA L 3871 RIVER RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| 62A* COM AT S 1/4 COR S 88 DEG 48'30 N 1 DEG 33' E 507.70 FT TO CTR LINE RIVER RD & POB N 60 DEG 48' 15 DEG 58' 30 SEC 30 T26N R15W 2 A M/L P.A. 3871 RIVER RAOD [[6/75 158/422; 11/91 254/770 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$48 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 70,878 | 73,075 |
| 2. ASSESSED VALUE: | | 133,100 | 133,700 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 133,100 | 133,700 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-080-10 PROPERTY ADDRESS: 984 FORRESTER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MILLS STEVEN LEWIS & WILLIAMS BETTE ANNE PO BOX 0831 FRANKFORT MI 49635-0831 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| SE 1/4 OF SE 1/4 SEC 30 T26N R15W EXC COM AT S 1/4 CORNER OF SEC TH S 88° 48'30" E 1792.99 FT ALG S LINE N 1°33'00" E 507.70 FT TO CTR LINE RIVER RD & POB THENCE N 60°48'15" E 205.5 FT ALNG CNTRLN TH S 23°30'5" E 447.49 FT TH N 76°58'30" W 373.55 FT TH N 1°33'00" E 226 FT TO POB. [2/76 162/142; 2/83 195/332; 2016R/04058] | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$87 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 127,772 | 131,732 | | |
| 2. ASSESSED VALUE: | | 334,200 | 333,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 334,200 | 333,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-081-00 PROPERTY ADDRESS: FORRESTER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HANSMA MIKE & SHANA 4532 HAYES ST COOPERSVILLE MI 49404 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| BEG NE COR SEC; TH S°24'48" W 992.64 FT; TH N 88°31'15" W 877.84 FT; TH N 0°25'00" E 992.64 FT; TH S 88°31'15" E 877.78 FT TO POB SEC 31 T26N R15W 20 A M/L SPLIT TO 05-001-081-20 FOR 2016 LDA 4/15 [[2/73 150/634; 01/01 DC; 03/02 416/988 QC; 11/06 2006R-06453 QC; 01/14 2014R-00161 WD; 4/15 2015S-00014 SRVY; 05/15 2015R-02109 WD; SPLIT ON 01/12/2016 INTO 05-001-081-20; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$-4 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 95,100 | -100 | | |
| 2. ASSESSED VALUE: | | 95,100 | -100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 95,100 | -100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-081-01 PROPERTY ADDRESS: 1444 FORRESTER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DE LONG ESTHER J 1444 FORRESTER RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 64* NE 1/4 OF SEC E OF BETSIE RVR S OF CO HWY EXC PLAT OF MT SIANI VALLEY EXC N 3/4 OF NE 1/4 OF NE 1/4 ALSO EXC N 545 FT OF E 157 FT OF NW 1/4 OF NE 1/4 SEC 31 T26N R15W 88 A M/L SPLIT 1990 P.A. 1444 FORRESTER ROAD [53/579; 5/80 182/711 EST; 3/81 185/984 985 QC'S; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$51 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 74,598 | 2,312 | | |
| 2. ASSESSED VALUE: | | 211,400 | -1,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 211,400 | -1,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| | | | | | |
|---|--|-------------------------------|----------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-081-10 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MCCOLLUM TRAVIE MCCOLLUM SHARRON 3667 RIVER RD FRANKFORT MI 49635 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": 100.00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: 64-A* COM NE COR OF NW 1/4 OF NE 1/4 S 375 FT W 1257 FT N TO INTR C/L RIVER RD NE'LY TO POB SEC 31 T26N R15W 1.4 A M/L SPLIT 1990- SPLIT TO 001-081-11 & 001-081-12 FOR 1994 [[3/89 WD 233/220; | % 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 | | | | |
| | | | | | |
| | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$4 | | | | |
| | PRIOR YEAR VALUES | CURRENT YEAR TENTATIVE VALUES | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 2024 | 2025 | | | |
| 1. TAXABLE VALUE: | 5,749 | 5,927 | 178 | | |
| 2. ASSESSED VALUE: | 20,600 | 23,300 | 2,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 20,600 | 23,300 | 2,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

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The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-081-11 PROPERTY ADDRESS: 3669 RIVER RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HULST DANIEL & TAMERON CUSUMANO TST 35281 51ST AVE PAW PAW MI 49079 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| 64-A1* COM NE COR OF NW 1/4 OF NE 1/4 S 375 FT TO POB S 150 FT W 157 FT N 150 FT E 157 FT TO POB SEC 31 T26N R15W .54 A M/L SPLIT FROM 001-081-10 FOR 1994 [[5/91 250/469 WD; 12/94 290/122 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$522 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 27,100 | 40,200 |
| 2. ASSESSED VALUE: | | 27,100 | 40,200 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 27,100 | 40,200 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | Field Inspection, Partial Construction | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | | |
|---|--|-----------------------------|-------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | | |
| | PARCEL NUMBER: 05-001-081-12 | | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MCCOLLUM TRAVIE E MCCOLLUM SHARRON 3667 RIVER RD FRANKFORT MI 49635 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | | |
| LEGAL DESCRIPTION: 64-A2* COM NE COR OF NW 1/4 OF NE 1/4 S 525 FT TO POB S 20 FT W 157 FT N 20 FT E 157 FT TO POB SEC 31 T26N R15W .07 A M/L SPLIT FROM 001-081-10 FOR 1994 | % 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 | | | | | |
| | | | | | | |
| CALCULATION CHANGES | | | | | | |
| 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | | | |
| *Applies to all property taxable values in the State of Michigan | | | | | | |
| Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | | | |
| \$1 | | | | | | |
| | | PRIOR YEAR VALUES | CURRENT YEAR TENTATIVE VALUES | | | |
| | | 2024 | 2025 | | | |
| 1. TAXABLE VALUE: | | 464 | 478 | | | |
| 2. ASSESSED VALUE: | | 8,200 | 9,000 | | | |
| 3. TENTATIVE EQUALIZATION FACTOR: | 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 8,200 | 9,000 | | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | | |
| HOW TO FILE AN APPEAL | | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | | |

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L-4400

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| | | | | | |
|---|---|-------------------------------|----------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-081-20 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MOREY RICHARD & LAURA 3645 RIVER RD FRANKFORT MI 49635 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": 100.00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: COM NE COR OF SEC; TH N 88°31'15" W 877.78 FT TO POB; TH S 0°25'00" W 992.64 FT; TH N 88°31'15" W 438.9 FT; TH N 0°25'00" E 992.64 FT; TH S 88°31'15" E 438.90 FT TO POB SEC 31 T26N R15W 10 A M/L SPLIT FROM 05-001-081-00 FOR 2016 LDA 4/15 [[5/15 2015R-02109 WD; SPLIT/COMBINED ON 01/12/2016 FROM 05-001-081-00; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$15 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES | CURRENT YEAR TENTATIVE VALUES | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 2024 | 2025 | | | |
| | 21,928 | 22,607 | 679 | | |
| | 31,200 | 31,200 | 0 | | |
| | 31,200 | 31,200 | 0 | | |
| 2. ASSESSED VALUE: | | | | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | | | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-082-00 PROPERTY ADDRESS: RIVER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DE LONG ESTHER J DE LONG BEVERLY J 1444 FORRESTER RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 64-4* LOTS 4 MT SINAI VALLEY SEC 31 T26N R15W SPLIT TO 05-001-082-50 FOR 1996 [[5/80 182/711 EST; 3/81 QC'S 185/984 985; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$8 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 12,083 | 12,457 | | |
| 1. TAXABLE VALUE: | | 65,700 | 65,700 | | |
| 2. ASSESSED VALUE: | | | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 65,700 | 65,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-082-02 PROPERTY ADDRESS: RIVER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MCCLELLAN ELIZABETH H 3657 RIVER RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| 64-15* LOT 15 MT SINAI VALLEY SEC 31 T26N R15W [I 183/881 WD \$1500; 184/213 WD \$2000; 182/890 WD \$1500 7/75 URLC; 6/80 QC 182/891; 8/89 LC 237/263; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$19 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 15,005 | 15,470 | 465 | | |
| 2. ASSESSED VALUE: | 84,100 | 90,900 | 6,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 84,100 | 90,900 | 6,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-082-10 PROPERTY ADDRESS: 3667 RIVER RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MCCOLLUM SHARON 3667 RIVER RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 64K* LOTS 12 & 13 MT SINAI VALLEY SEC 31 T26N R15W P.A. 3667 RIVER ROAD [[1/84 200/273 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$23 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 33,561 | 34,601 | 1,040 | | |
| 2. ASSESSED VALUE: | 141,000 | 146,400 | 5,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 141,000 | 146,400 | 5,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-082-20 PROPERTY ADDRESS: 3639 RIVER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MOREY LAURA 3645 RIVER RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 64M* LOT 18 PLAT OF MT SINAI VALLEY SEC 31 T26N R15W P.A. 3639 RIVER ROAD [[11/75 159/887; 10/79 WD 180/90; 10/92 265/526 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$20 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 28,945 | 29,842 | 897 | | |
| 2. ASSESSED VALUE: | 67,100 | 67,200 | 100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 67,100 | 67,200 | 100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| | | | | | |
|---|---|--|-------------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-082-30 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MOREY RICHARD MOREY LAURA 3645 RIVER RD FRANKFORT MI 49635 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": 100.00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: 64N* LOT 19 PLAT OF MT SINAI VALLEY SEC 31 T26N R15W [[5/80 182/711 EST; 1/81 185/984 985 QC; 4/89 233/400 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$6 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 8,227 | 8,482 | 255 | | |
| 2. ASSESSED VALUE: | 49,800 | 53,400 | 3,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 49,800 | 53,400 | 3,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-082-40 PROPERTY ADDRESS: 3645 RIVER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MOREY RICHARD & LAURA 3645 RIVER RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 64-0* LOT 20 PLAT OF MT SINAI VALLEY SEC 31 T26N R15W P.A. 3645 RIVER ROAD [[10/82 193/730 SHRF DEED; 3/83 WD 195/702; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$28 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 41,423 | 42,707 | 1,284 | | |
| 2. ASSESSED VALUE: | 99,700 | 99,600 | -100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 99,700 | 99,600 | -100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-082-50 PROPERTY ADDRESS: RIVER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DELONG ESTHER J DELONG BEVERLY J 1444 FORRESTER ROAD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 64-P* LOT 11 MT SINAI VALLEY SEC 31 T26N R15W SPLIT FROM 05-001-082-00 FOR 1996 [[3/81 185/984; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$5 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 3,781 | 3,898 | | |
| 1. TAXABLE VALUE: | | 57,700 | 63,100 | | |
| 2. ASSESSED VALUE: | | 57,700 | 63,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | 57,700 | 63,100 | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 57,700 | 63,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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L-4400

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| | | | |
|---|---|---------------------------------------|----------------------------------|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-083-00 PROPERTY ADDRESS: 3659 RIVER RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WRIGHT MARY PO BOX 392 DEWITT MI 48820 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: 64A* LOT 8 PLAT OF MT SINAI VALLEY SEC 31 T26N R15W [[7/80 183/881 WD; 9/80 WD 184/213; 7/81 WD 189/462; 10/81 LC 189/463; 206/461; 217/732 QC; 5/89 235/485 QC; 4/96 BP; | CALCULATION CHANGES | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$73 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 59,420 | 61,262 | 1,842 |
| 2. ASSESSED VALUE: | 139,900 | 140,000 | 100 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 139,900 | 140,000 | 100 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR JILL BROWN | PHONE # (231) 881-4000 | EMAIL TOWNSHIPASSESSING@GMAIL.COM | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
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| | | | | | |
|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-084-00 PROPERTY ADDRESS: RIVER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BUZZELL JAMES L 423 LAKE ST FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 64B* LOT 7 PLAT OF MT SINAI VALLEY SEC 31 T26N R15W P.A. 3659 RIVER ROAD | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$7 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 5,549 | 5,721 | 172 | | |
| 2. ASSESSED VALUE: | 96,100 | 96,100 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 96,100 | 96,100 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-085-00 PROPERTY ADDRESS: 3627 RIVER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WUERTHELE CHARLES T & WILLIAM 3627 RIVER RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 64C* LOT 5 & 6 PLAT OF MT SINAI VALLEY SEC 31 T26N R15W PT 05-001-085-10 COMB HERE FOR 1995 P.A. 3627 RIVER ROAD [[8/79 178/792 793 WD'S | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$26 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 38,456 | 39,648 | 1,192 | | |
| 2. ASSESSED VALUE: | 210,800 | 211,100 | 300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 210,800 | 211,100 | 300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-085-10 PROPERTY ADDRESS: RIVER RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WUERTHELE ROSEMARY WUERTHELE CHARLES T 3627 RIVER RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 64C-1* LOTS 16 & 17 PLAT OF MT SINAI VALLEY SEC 31 T26N R15W 10-05-001-085-01 COMB HERE FOR 1995 [[207/95-96 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$16 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 13,305 | 13,717 | 412 | | |
| 2. ASSESSED VALUE: | 129,200 | 140,500 | 11,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 129,200 | 140,500 | 11,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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L-4400

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-086-00 PROPERTY ADDRESS: 3549 RIVER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KURTH RHONDA & MICHAEL 8251 MONTGOMERY RIDGE BELEWS CREEK NC 27009 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 64D* LOT 3 PLAT OF MT SINAI VALLEY SEC 31 T26N R15W P.A. 3549 RIVER ROAD [[10/75 159/875; 204/197; 7/89 262/271 WD; 7/92 262/272 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$-263 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 134,600 | 128,000 | -6,600 | | |
| 2. ASSESSED VALUE: | 134,600 | 128,000 | -6,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 134,600 | 128,000 | -6,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-087-00 PROPERTY ADDRESS: 3513 RIVER RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GILLMOR ELIZABETH L & GREGORY G JR 46587 INDIAN BRUSH CT PARKER CO 80138 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 64E* LOT 2 PLAT OF MT SINAI VALLEY SEC 31 T26N R15W [[210/910; 5/94 284/318 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$67 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 54,499 | 56,188 | 1,689 | | |
| 2. ASSESSED VALUE: | 212,200 | 212,300 | 100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 212,200 | 212,300 | 100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-088-00 PROPERTY ADDRESS: 3509 RIVER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GENYK JEFFERY G & PARKER LISA 816 4TH ST WILMETTE IL 60091 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 64F* LOT 1 PLAT OF MT SINAI VALLEY SEC 31 T26N R15W [[10/79 182/365 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$17 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 196,140 | 196,900 | 760 | | |
| 2. ASSESSED VALUE: | 199,700 | 196,900 | -2,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 199,700 | 196,900 | -2,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) Land Improvement Added | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-090-00 PROPERTY ADDRESS: 3671 RIVER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CHIPKEWICH ANTHONY A & CATHERINE J 3671 RIVER RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 64H* LOT 10 PLAT OF MT SINAI VALLEY SEC 31 T26N R15W P.A. 3671 RIVER ROAD | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$61 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 89,523 | 92,298 | 2,775 | | |
| 2. ASSESSED VALUE: | 178,600 | 178,800 | 200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 178,600 | 178,800 | 200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-092-00 PROPERTY ADDRESS: 3661 RIVER RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LAMB JOAN 4761 BUTTERNUT DR HOLLAND MI 49424 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 64J* LOT 9 PLAT OF MT SINAI VALLEY SEC 31 T26N R15W P.A. 3661 RIVER ROAD [[1/74 152/689; 12/81 URLC; 4/87 WD 220/198; 4/87 WD 220/199; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$16 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 13,269 | 13,680 | 411 | | |
| 2. ASSESSED VALUE: | 82,600 | 79,500 | -3,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 82,600 | 79,500 | -3,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-092-10 PROPERTY ADDRESS: 3657 RIVER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MCCLELLAN ELIZABETH H 3657 RIVER RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 64J-1* LOT 14 PLAT OF MT SINAI VALLEY SEC 31 T26N R15W P.A. 3657 RIVER ROAD | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$41 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 33,015 | 34,038 | 1,023 | | |
| 2. ASSESSED VALUE: | 91,500 | 90,200 | -1,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 91,500 | 90,200 | -1,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | | |
| | PARCEL NUMBER: 05-001-093-00 | | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SUTTER KATHERINE JOY SUTTER STORMI JO PO BOX 1544 3060 RIVER ROAD FRANKFORT MI 49635 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | | |
| LEGAL DESCRIPTION: 65* NW 1/4 OF NE 1/4 S OF RVR RD & W OF BETSIE RVR ALSO NE 1/4 OF NW 1/4 N & E OF RVR S OF RVR RD & S OF AARR R/W ALSO SW 1/4 OF NW 1/4 N & E OF RVR SEC 31 T26N R15W 21 A M/L [[7/80 LC 183/158; 10/82 QC 193/501; 9/89 239/193 WD; | % 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 | | | | | |
| | | | | | | |
| CALCULATION CHANGES | | | | | | |
| 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | | | |
| *Applies to all property taxable values in the State of Michigan | | | | | | |
| Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | | | |
| \$10 | | | | | | |
| | | PRIOR YEAR VALUES | CURRENT YEAR TENTATIVE VALUES | | | |
| | | 2024 | 2025 | | | |
| 1. TAXABLE VALUE: | | 7,938 | 8,184 | | | |
| 2. ASSESSED VALUE: | | 97,400 | 97,500 | | | |
| 3. TENTATIVE EQUALIZATION FACTOR: | 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 97,400 | 97,500 | | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | | |
| HOW TO FILE AN APPEAL | | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-096-00 PROPERTY ADDRESS: 1018 ADAMS RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FAST ROBERT JAMES FAST SHELLEY R 1018 ADAMS ROAD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 66A* BEG 50 FT W OF N 1/4 COR OF SEC W 258 FT S 200 FT M/L TO N ROW OF RVR RD NE'LY ALG HWY TO PT S OF BEG N TO BEG SEC 31 T26N R15W .67 A M/L P.A. 1018 ADAMS ROAD [[5/88 227/208 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$47 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 69,889 | 72,055 | | |
| 2. ASSESSED VALUE: | | 141,600 | 137,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 141,600 | 137,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | | PHONE # | | | |
| JILL BROWN | | (231) 881-4000 | | | |
| | | EMAIL | | | |
| | | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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L-4400

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-098-00 PROPERTY ADDRESS: 1046 ADAMS RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GERHART PAUL & FARRON JANEL 1002 ADAMS RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 68* W 300 FT OF E 608 FT OF NE 1/4 OF NW FR 1/4 N OF AARR SEC 31 T26N R15W 2.5 A M/L P.A. 1046 ADAMS ROAD [I 6/72 145/572 LC; 7/79 WD 182/351; 7/94 285/1032 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$110 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 88,971 | 91,729 | | |
| 2. ASSESSED VALUE: | | 97,300 | 95,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 97,300 | 95,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|--|

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-099-00 PROPERTY ADDRESS: 3300 RIVER RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LARSON LEWIS ROBERT 12766 BROWNELL RD BEULAH MI 49617 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 68A* E 1/2 OF NW FR 1/4 N OF AARR EXC E 608 FT ALSO NE 1/4 OF NW 1/4 S OF BETSIE RVR SEC 31 T26N R15W 13 A M/L 10-05-001-097-00 COMB HERE FOR 1994 P.A. 3300 RIVER ROAD | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$40 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 59,691 | 61,541 | 1,850 | | |
| 2. ASSESSED VALUE: | 213,700 | 215,500 | 1,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 213,700 | 215,500 | 1,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-100-00 PROPERTY ADDRESS: 3212 RIVER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GERLACH TRUST 5108 CAPAC RD CAPAC MI 48014 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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 checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | | |
| | Exempt As "Development Property": | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | | |
| LEGAL DESCRIPTION: 68B* NW 1/4 OF NW 1/4 N OF AARR EXC HWY & EXC W 600 FT SEC 31 T26N R15W 23 A M/L P.A. 3212 RIVER ROAD [7/77 167/681 QC; 2/81 185/959 QC; 5/90 244/825 QC;BP 7/92 | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$33 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 48,962 | 50,479 | 1,517 | | |
| 1. TAXABLE VALUE: | 48,962 | 50,479 | 1,517 | | |
| 2. ASSESSED VALUE: | 143,300 | 138,400 | -4,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 143,300 | 138,400 | -4,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-101-00 PROPERTY ADDRESS: 3167 RIVER RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: REED GLEN LEE & LINDA S 3167 RIVER RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 68C* W 1/2 OF NW 1/4 S OF AA RR ROW EXC BEG 33 FT E OF NW COR E 400 FT S 600 FT W 400 FT N 600 FT TO BEG ALSO S 1/2 OF SE 1/4 OF NW 1/4 W OF BETSIE RVR SEC 31 T26N R15W 32 A M/L P.A. 3167 RIVER ROAD [[4/83 196/159 QC; 6/83 QC'S 197/279 280; 207/588; BP 10/ 95; 11/95 299/857 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$49 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 72,338 | 74,580 | 2,242 | | |
| 2. ASSESSED VALUE: | 157,300 | 151,100 | -6,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 157,300 | 151,100 | -6,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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| | | | | | | |
|---|--|--|-------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | | |
| | PARCEL NUMBER: 05-001-101-99 | | | | | |
| | PROPERTY ADDRESS: FRANKFORT, | | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DNR OFFICE OF FINANCIAL SERVICES PAYMENTS IN LIEU OF TAXES PROGRAM PO BOX 30735 LANSING MI 48909 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 102 | Agricultural | | | |
| | PRIOR YEAR CLASSIFICATION: | 102 | Agricultural | | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | | |
| | % Exempt As "Qualified Agricultural Property": 100.00% | | | | | |
| LEGAL DESCRIPTION: ANN ARBOR RAILROAD ROW DSCRB AS ASTROP OF LAND 100 FT WIDE COM AT A PT IN NE 1/4 OF NW 1/4 RNNG SW'LY TO A PT ON W SEC LN N OF N 1/8 LN SEC 31 T26N R15W NEW ON THE ROLL IN 1994 | % 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 | | | | | |
| | | | | | | |
| CALCULATION CHANGES | | | | | | |
| 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | | | |
| *Applies to all property taxable values in the State of Michigan | | | | | | |
| Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$4 | | | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | | |
| 1. TAXABLE VALUE: | 5,834 | 6,014 | 180 | | | |
| 2. ASSESSED VALUE: | 36,800 | 46,900 | 10,100 | | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 36,800 | 46,900 | 10,100 | | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | | |
| 6. Assessor Change Reason(s) | | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | | |
| HOW TO FILE AN APPEAL | | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | | |
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|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-102-00 PROPERTY ADDRESS: 3223 RIVER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LAPP ZACHARY A 3223 RIVER RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 68D* TH PT OF W 1/2 OF NE 1/4 OF NW 1/4 LYING W & N OF BETSIE RVR & S OF AARR ALSO TH PT OF NW 1/4 OF SE 1/4 OF NW 1/4 LYING N & W OF RVR SEC 31 T26N R15W 3 A M/L P.A. 3223 RIVER ROAD | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$34 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 49,875 | 51,421 | 1,546 | | |
| 2. ASSESSED VALUE: | 151,500 | 150,000 | -1,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 151,500 | 150,000 | -1,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
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| ASSESSOR | PHONE # | EMAIL | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-103-00 PROPERTY ADDRESS: 3081 RIVER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: J & S DEVELOPMENTAL SOLUTIONS LLC 5714 EVERGREEN ST MIDLAND MI 48642 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 68E* BEG 33 FT E OF W LN OF W 1/2 OF NW 1/4 OF S ROW LN OF AA RR E 400 FT S 600 FT W 400 FT N 600 FT TO BEG SEC 31 T26N R15W 3 A M/L P.A. 3081 RIVER ROAD [8/74 157/281; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$3173 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 24,451 | 104,000 | | |
| 2. ASSESSED VALUE: | | 53,700 | 104,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 53,700 | 104,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS | | | |
| 6. Assessor Change Reason(s) | | Land Improvement Added, Other UNCAPPING TO LLC | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-104-00 PROPERTY ADDRESS: RIVER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PAWLAK MARK RICHARD TRUST 6520 WINDEMERE WAY HOLLAND MI 49423 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 69* N 1089 FT OF W 33 FT OF NW 1/4 SEC 31 T26N R15W .53 A M/L | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$1 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 1,104 | 1,138 | 34 | | |
| 2. ASSESSED VALUE: | 1,800 | 1,800 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 1,800 | 1,800 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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THIS IS NOT A TAX BILL**L-4400****Notice of Assessment, Taxable Valuation, and Property Classification**

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-105-00 PROPERTY ADDRESS: 3060 RIVER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SUTTER KATHERINE JOY SUTTER STORMI JO 3060 RIVER RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 69A* W 600 FT OF NW 1/4 OF NW 1/4 LYING N OF AARR EXC HWY & EXC W 33 FT SEC 31 T26N R15W 13 A M/L P.A. 3034 & 3060 RIVER ROAD [[10/82 193/500 QC; 9/89 239/193 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$50 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 73,264 | 75,535 | 2,271 | | |
| 2. ASSESSED VALUE: | 293,600 | 293,300 | -300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 293,600 | 293,300 | -300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| | PARCEL NUMBER: 05-001-106-00 PROPERTY ADDRESS: RIVER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GILL KEVIN M & ASHLEY 30 W BURDICK ST OXFORD MI 48371 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 70* SW 1/4 OF NW 1/4 S OF BETSIE RVR SEC 31 T26N R15W 5 A M/L [[12/94 290/111 QC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$11 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 9,034 | 9,314 | 280 | | |
| 1. TAXABLE VALUE: | 9,034 | 9,314 | 280 | | |
| 2. ASSESSED VALUE: | 46,900 | 46,900 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 46,900 | 46,900 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-107-00 PROPERTY ADDRESS: RIVER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GILL KEVIN M & ASHLEY 30 W BURDICK ST OXFORD MI 48371 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 71* SE 1/4 OF NW 1/4 EXC N OF BETSIE RVR IN NE COR & N & W OF RVR IN NW COR SEC 31 T26N R15W 25 A M/L [12/94 290/110 QC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$46 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 36,952 | 38,097 | 1,145 | | |
| 1. TAXABLE VALUE: | 36,952 | 38,097 | 1,145 | | |
| 2. ASSESSED VALUE: | 106,400 | 107,500 | 1,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 106,400 | 107,500 | 1,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-108-01 PROPERTY ADDRESS: 4709 RIVER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: NELSON STEPHAN & KRISTIN 4709 RIVER RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| P/O E 1/2 OF NE 1/4 SEC 32 T26N R15W COMM @ NE CRNR TH N 89°45'38" W 1328.94 FT TO POB TH S 00°56'45" E 330 FT TH S 89°45'38" E 833.51 FT TH N 00°52'12" W 99.99 FT TH N 31°01'43" W 139.31 FT TH N 00°52'12" W 110.90 FT TH N 89°45'38" W 763.94 FT TO POB. | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| SUBJ TO RIVER RD ROW; SUBJ TO ESMNTS A & B & ANY/ALL OTHER ESMNTS/ROW/RESTRICTIONS/RESERVATIONS | | *Applies to all property taxable values in the State of Michigan | | | |
| SPLIT/COMBINED ON 07/23/2019 FROM 05-001-110-00 & 05-001-108-00; | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | |
| P.A. 4907 RIVER ROAD [11/78 175/988 MLC; 8/82 192/683 QC; 2/89 QC 232/843; 5/91 250/258 WD; | | \$-50 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 128,500 | 126,200 | -2,300 | | |
| 2. ASSESSED VALUE: | 128,500 | 126,200 | -2,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 128,500 | 126,200 | -2,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-109-01 PROPERTY ADDRESS: 4919 RIVER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BLIZZARD WESLEY M BLIZZARD SHARON L 4919 RIVER RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 72A* N 445.5 FT OF E 495 FT OF NE 1/4 OF NE 1/4 SEC 32 T26N R15W ALSO P/O E 1/2 OF NE 1/4 SEC 32 T26N R15W DESCR AS COMM @ NE CRNR OF SEC 32 TH N 89°45'38" W 495 FT TO POB TH S 00°52'12" E 230 FT TH N 31°01'43" W 139.31 FT TH N 00°52'12" W 110.90 FT TH S 89°45'38" E 70 FT TO POB TTL PARCEL 5.27 A +/- P.A. 4919 RIVER ROAD 10-05-001-051-10 COMB VALUE HERE FOR 2001 2020 COMB P/O 05-001-110-00 + 05-001-109-00 HERE SUBJ TO ESMNTS/ROW/RESERVNTNS/RESTRCTNS OF RECORD IF ANY | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$20 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 29,713 | 30,634 | 921 | | |
| 2. ASSESSED VALUE: | 96,600 | 95,100 | -1,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 96,600 | 95,100 | -1,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-110-02 PROPERTY ADDRESS: 4833 RIVER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: NELSON DAVID D NELSON CHRISTINE 4907 RIVER RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| P/O E 1/2 OF NE 1/4 SEC 32 T26 R15W DESCR AS COMM @ NE CRNR OF SEC; TH S00°52'12"E 445.50 FT TO POB; TH S00°52'12"E 843.76FT (PT N00°52'12"W 29.10 FT) TH N89°45'08"W 663.60FT; TH S00°51'51"E 29.10FT; TH S00°51'51"E 1317.96FT; TH N89°46'12"W 661.72 FT; TH N00°56'45"W 2306.41 FT; TH S89°45'38"E 833.51 FT; TH S00°52'12"E 115.51 FT; TH S89°45'38"E 495.00 FT TO POB. 48.41A +/- TGTHR W/33' INGRESS/EGRESS ESMNTS DESCR AS ESMNTS A, B, AND C OF RECORDED SURVEY. ALSO SUBJ TO ANY/ALL ITEMS OF REC | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$125 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 184,779 | 190,507 | 5,728 | | |
| 2. ASSESSED VALUE: | 342,600 | 339,100 | -3,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 342,600 | 339,100 | -3,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-110-03 PROPERTY ADDRESS: 4871 RIVER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: NELSON STEPHAN & KRISTIN 4871 RIVER RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| P/O E 1/2 OF NE 1/4 SEC 32 T26N R15W COMM AT NE CRNR OF SEC 32 TH S 00°52'12"E 1318.36F TO NE CRNR OF SE 1/4 CRNR AND POB TH CONT ALNG E SEC LNE S00°46'57"E 1317.72 FT TO SE CRNR OF E 1/2 OF NE 1/4 TH N89°46'12"W 661.72 FT TO SW CRNR OF E 1/2 OF SE 1/4 TH N00°51'51"W 1317.96 FT TO NW CRNR OF E 1/2 OF SE 1/4 TH CONT ALNG EXT OF W LNE N00°51'51"W 29.10 FT TH S89°45'08"E 663.60 FT PARALLEL W/ N /NE OD E 1/2 OF SE 1/4 OF NE 1/4 TO POINT ON E SEC LNE TH ALNG E SEC LNE S00°52'12"E 29.10 FT TO POB. 20.49 A+/- ALSO TGTHR W/ESMNTS A, B AND C OF RECORD AND ANY RESERVATIONS, RESTRICTIONS AND ROW OF RECORD. LOT LINE ADJ/COMB ON 07/23/2019 INTO 05-001-110-01, 05-001-108-01, 05-001-109-01; SPLIT/COMBINED ON 07/23/2019 FROM 05-001-110-00; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$164 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 241,116 | 248,590 | 7,474 | | |
| 2. ASSESSED VALUE: | 469,500 | 457,800 | -11,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 469,500 | 457,800 | -11,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-111-00 PROPERTY ADDRESS: 4667 RIVER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DYRDAL ELIZABETH M 4667 RIVER RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 73* NW 1/4 OF NE 1/4 EXC W 208 FT OF E 333 FT OF N 208 FT ALSO EXC E 125 FT OF N 696 FT SEC 32 T26N R15W 37 A M/L P. A. 4661 RIVER RD 10-05-001-112-02 COMB HERE FOR 2000 PER ASSESSOR . [[11/73 151/432 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$41 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 60,994 | 62,884 | 1,890 | | |
| 2. ASSESSED VALUE: | 284,200 | 281,800 | -2,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 284,200 | 281,800 | -2,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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L-4400

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| | | | |
|---|---|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-111-10 PROPERTY ADDRESS: RIVER RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DYRDAL ELIZABETH M 4667 RIVER RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential |
| | % 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: 73B* SW 1/4 OF NE 1/4 SEC 32 T26N R15W 40 A M/L [[11/74 155/50; 1/95 291/546 QC; 1/95 291/547 WD; | | CALCULATION CHANGES | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$16 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | 24,051 | 24,796 |
| 1. TAXABLE VALUE: | | 130,200 | 130,200 |
| 2. ASSESSED VALUE: | | | 0 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 130,200 | 130,200 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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L-4400

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-112-00 PROPERTY ADDRESS: 4751 RIVER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DYRDAL NANCY KOCH TINA & HOPE 4751 RIVER RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| E 125 FT OF N 696 FT OF NW 1/4 NE 1/4 SEC 32 T26N R15W 2 A M/L SPLIT TO 001-112-02 FOR 1997 10-05-001-111-20 COMB HERE FOR 2000 PER ASSESSOR P.A. 4751 RIVER ROAD [[4/77 166/67 QC | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$25 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 36,354 | 37,480 | | |
| 1. TAXABLE VALUE: | | 36,354 | 37,480 | | |
| 2. ASSESSED VALUE: | | 73,800 | 76,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 73,800 | 76,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-112-01 PROPERTY ADDRESS: 4737 RIVER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KOCH TINA M 4751 RIVER RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: 73A-1* W 208 FT OF E 333 FT OF N 208 FT OF NW 1/4 OF NE 1/4 SEC 32 T26N R15W 1 A M/L P.A. 4737 RIVER ROAD [[5/77 167/50; BP 9/92; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$30 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 24,019 | 24,763 | | |
| 1. TAXABLE VALUE: | | 24,019 | 24,763 | | |
| 2. ASSESSED VALUE: | | 36,500 | 32,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 36,500 | 32,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-113-00 PROPERTY ADDRESS: RIVER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HERBAN JOANNE SHAWN MARIE SCOTT 7870 BARNSBURY WEST BLOOMFIELD MI 48324 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | | .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: 74* NE 1/4 OF NW 1/4 SEC 32 T26N R15W 40 A M/L [[5/78 171/811 WD; 5/80 QC 182/713; 3/82 MLC 190/786; 220/288 WD | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$30 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 24,051 | 24,796 | | |
| 1. TAXABLE VALUE: | | 130,200 | 130,200 | | |
| 2. ASSESSED VALUE: | | | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 130,200 | 130,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-114-00 PROPERTY ADDRESS: 1225 FORRESTER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GUSTAFSON ANDREW D 1225 FORRESTER RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 75* S 275 FT OF W 800 FT OF NW 1/4 OF NW 1/4 SEC 32 T26N R15W 5.06 A M/L P.A. 1225 FORRESTER ROAD [[12/77 169/340 WD; BP 10/94; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$126 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 186,272 | 192,046 | | |
| 1. TAXABLE VALUE: | | 335,200 | 325,400 | | |
| 2. ASSESSED VALUE: | | | -9,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 335,200 | 325,400 | | |
| | | | -9,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-114-01 PROPERTY ADDRESS: 1139 FORRESTER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KOBERNIK ALAN R & CHERYL A JRT 1139 FORRESTER RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 101 | Agricultural | | |
| | PRIOR YEAR CLASSIFICATION: | 101 | Agricultural | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": 100.00% | | | | |
| | % 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: 75A* NW 1/4 OF NW 1/4 EXC W 800 FT OF S 275 FT THEREOF SEC 32 T26N R15W 35 A/M/L P.A. 1139 FORRESTER ROAD [(5/85 209/606; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$36 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 53,397 | 55,052 | | |
| 1. TAXABLE VALUE: | | 125,800 | 142,200 | | |
| 2. ASSESSED VALUE: | | 125,800 | 142,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 125,800 | 142,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-115-00 PROPERTY ADDRESS: 1487 FORRESTER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MCKAY JUECHTER MARY & TADGE LE 1487 FORRESTER RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 76* W 49.87 ACRES OF S 1/2 OF NW 1/4 EXC S 1 RD OF E 20 RDS THEREOF SEC 32 T26N R15W 49.87 A M/L P.A. 1487 FORRESTER ROAD | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$67 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 98,687 | 101,746 | 3,059 | | |
| 2. ASSESSED VALUE: | 326,900 | 323,800 | -3,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 326,900 | 323,800 | -3,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|--|--|-------------------------------------|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-117-00 | | |
| | PROPERTY ADDRESS: KINGSLEY, MI 49649 | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DYRDAL ELIZABETH M 4663 RIVER RD FRANKFORT MI 49635 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential |
| | % 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: 77* N 1/2 OF E 3/4 OF SE 1/4 OF NW 1/4 SEC 32 T26N R15W 15A M/L [[12/74 155/50; 1/95 291/546 QC; 1/95 291/547 WD; | CALCULATION CHANGES | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$9 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 12,712 | 13,106 | 394 |
| 2. ASSESSED VALUE: | 49,900 | 49,900 | 0 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 49,900 | 49,900 | 0 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR JILL BROWN | PHONE # (231) 881-4000 | EMAIL TOWNSHIPASSESSING@GMAIL.COM | |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
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L-4400

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-118-00 PROPERTY ADDRESS: FORRESTER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MCKAY JUECHTER MARY & TADGE(LE) 1487 FORRESTER RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 78* S 1/2 OF E 3/4 OF SE 1/4 OF NW 1/4 ALSO S 16.5 FT OF W 330 FT OF SE 1/4 OF NW 1/4 SEC 32 T26N R15W 15.8 A M/L [[3/76 URLC; 4/86 WD 214/881; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$9 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 12,890 | 13,289 | | |
| 2. ASSESSED VALUE: | | 52,600 | 52,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 52,600 | 52,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-120-00 PROPERTY ADDRESS: 2436 MAPLEARCH RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PETRICK JANET M TRUST JANE NAGEL 1650 LOUIS AVENUE ELK GROVE VILLAGE IL 60007 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| COM AT CTR 1/4 POST N 7.60 FT TO S LN MARQUETTE CT W ALG CT 604.93 FT TO W'LY LN MAPLE ARCH RD S ALG RD 244.97 FT TO POB SW'LY 175 FT W 703.48 FT N 174.99 FT E TO POB SEC 9 T26N R16W SPLIT 1992 P.A. 2436 MAPLE ARCH ROAD DESC CORR FOR 2003 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$34 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 27,185 | 28,027 | | |
| 2. ASSESSED VALUE: | | 46,100 | 48,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 46,100 | 48,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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THIS IS NOT A TAX BILL**L-4400****Notice of Assessment, Taxable Valuation, and Property Classification**

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| | | | |
|---|---|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-120-01 PROPERTY ADDRESS: 2392 MAPLEARCH RD FRANKFORT, | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PETRICK EDWARD A PETRICK PATRICIA C 700 N LINDEN OAK PARK IL 60302 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| 80A-1* COM AT C 1/4 POST N 7.6 FT TO S LN MARQUETTE CT W TO W'LY LN MAPLE ARCH RD S 30 DEG 19' W 217.20 FT ALG SD RD S 35 DEG 55' W 366.88 FT N 89 DEG 43' W 703.48 FT N 100 FT TO POB W 268.41 FT N 14 DEG 57' E 90.38 FT E 66.25 FT N 5 DEG 41'15 SEC 9 T26N R16W .87 A M/L DESC CRRCTN 1992 P.A. 2392 MAPLEARCH ROAD [[12/78 175/823; 3/90 242/73 WD; BP 8/91; BP 9/95; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$687 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 114,001 | 131,235 |
| 2. ASSESSED VALUE: | | 238,900 | 253,400 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 238,900 | 253,400 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|---|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-120-02 PROPERTY ADDRESS: 2436 MAPLEARCH RD FRANKFORT, | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PETRICK JANET M TRUST JANE NAGEL 1650 LOUIS AVENUE ELK GROVE VILLAGE IL 60007 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| COM AT C 1/4 COR SEC 9 N 7.6 FT TO S LN MARQUETTE CT W TO WLT LN MAPLE ARCH RD S 30° 19' W 217.20 FT ALG SD RD S 35° 55' W 366.88 FT N 89° 43' W 703.48 FT N 100 FT W 268.41 FT TO POB N 14° 57' E 90.38 FT N 83° 43' W 59 FT N 10° 34' W 76.25 FT W 20 FT S 10° 34' 77" E 77 FT WLY 151.3 FT M/L SE'LY TO A PT W OF BEG ELY TO POB. SEC 9 T26N R16W .35 A M/L SPLIT 1992 NEW DESC TO ROLL 1992 DESC CORR FOR 2003 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$190 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 153,641 | 158,403 |
| 2. ASSESSED VALUE: | | 324,400 | 318,400 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 324,400 | 318,400 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-121-00 PROPERTY ADDRESS: 2418 MAPLEARCH RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LINDE SUSAN F 97 THORNHILL LN/ APT C BARRINGTON IL 60010 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| TH PT OF THE N 100 FT OF S 977.5 FT OF GOVT LOT 5 LYING W OF THE FOLLOWING DESC PARCEL: COM AT CTR 1/4 COR N 7.60 FT W 604.93 FT S 30 DEG 19' W 217.20 FT S 35 DEG 55' W 366.68 FT TO NE COR OF ARROW RIDGE N 89 DEG 43' W 703.48 FT ALG N LN ARROW RIDGE TO POB N 89 DEG 43' W 227.39 FT N 100 FT E 227.39 FT S 100 FT TO POB SEC 9 T26N R16W SPLIT TO 001-121-10 FOR 2006(NON-CONTIGUOUS) LDA EXEMPT P.A. 2418 MAPLEARCH ROAD | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$102 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 82,473 | 85,029 | | |
| 2. ASSESSED VALUE: | | 301,300 | 294,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 301,300 | 294,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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L-4400

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-121-01 PROPERTY ADDRESS: 2390 MAPLEARCH RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BECK ROBERT J & GAIL C TRUST 3686 COURTNEY PLACE TRAVERSE CITY MI 49685 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| 80 B-1* COM AT CTR 1/4 COR OF SEC N 7.60 FT W 604.93 FT S 30 DEG 19' W 217.20 FT S 35 DEG 55' W 366.68 FT TO NE COR ARROW RIDGE N 89 DEG 43' W 703.48 FT ALG N LN ARROW RIDGE TO POB N 89 DEG 43' W 227.39 FT N 100 FT E 227.39 FT S 100 FT TO POB SEC 9 T26N R16W P.A. 2390 MAPLEARCH ROAD [[8/77 WD 167/964; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$3971 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 206,422 | 212,821 | | |
| 2. ASSESSED VALUE: | | 264,300 | 262,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 264,300 | 262,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-121-10 PROPERTY ADDRESS: MAPLE ARCH RD FRANKFORT, | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BECK ROBERT JAMES ESTATE 3686 COURTNEY PLACE TRAVERSE CITY MI 49685 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: | CALCULATION CHANGES | | |
| TH PT OF THE N 100 FT OF S 977.5 FT OF GOVT LOT 5 LYING W OF MAPLE ARCH RD AND LYING E OF THE FOLLOWING DESC PARCEL: COM AT CTR 1/4 COR N 7.60 FT W 604.93 FT S 30 DEG 19' W 217.20 FT S 35 DEG 55' W 366.68 FT TO NE COR OF ARROW RIDGE N 89 DEG 43' W 703.48 FT ALG N LN ARROW RIDGE TO POB N 89 DEG 43' W 227.39 FT N 100 FT E 227.39 FT S 100 FT TO POB SEC 9 T26N R16W PREVIOUSLY DESC W/ 001-121-00 SPLIT FROM 001-121-00 FOR 2006(NON-CONTIGUOUS) LDA EXEMPT | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$443 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 23,026 | 23,739 | 713 |
| 2. ASSESSED VALUE: | 82,500 | 82,500 | 0 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 82,500 | 82,500 | 0 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR JILL BROWN | PHONE # (231) 881-4000 | EMAIL TOWNSHIPASSESSING@GMAIL.COM | |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

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|--|
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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-122-00 PROPERTY ADDRESS: MAPLE ARCH RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: JOHNSON LAUREL F TRUST 117 N SOUTH DR BARRINGTON IL 60010 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: 80D* N 150 FT OF S 306 FT OF GOVT LOT 5 S OF MARQUETTE CT & W OF MAPLE ARCH RD - RIP RTS - EASEMENT SEC 9 T26N R16W 2.93 A M/L [[10/82 193/728 QC; 6/91 251/631 WD; 5/92 260/547 WD; 6/94 285/757 TRUST; | CALCULATION CHANGES | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$33 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 136,383 | 137,200 | 817 |
| 2. ASSESSED VALUE: | 137,200 | 137,200 | 0 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 137,200 | 137,200 | 0 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR JILL BROWN | PHONE # (231) 881-4000 | EMAIL TOWNSHIPASSESSING@GMAIL.COM | |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-122-01 PROPERTY ADDRESS: MAPLE ARCH RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PETRICK EDWARD PETRICK PATRICIA 700 N LINDEN AVE OAK PARK IL 60302 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 80D-1* S 156 FT OF GOVT LOT 5 - RIP RTS - EASEMENT SEC 9 T26N R16W 3.04 A M/L [[10/82 193/729 QC; 6/94 285/757 TRUST; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$68 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 55,328 | 57,043 | 1,715 | | |
| 1. TAXABLE VALUE: | 55,328 | 57,043 | 1,715 | | |
| 2. ASSESSED VALUE: | 75,000 | 75,000 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 75,000 | 75,000 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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L-4400

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| | | | |
|---|---|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-123-00 PROPERTY ADDRESS: MAPLEARCH RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MACHEK EVA TRUST 443 S WAILOA AVE LA GRANGE IL 60525 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| 81* BEG 1077.5 FT N & .5 FT W OF NW COR OF CONG'L SUMMER AS. W 151.5 FT N 150 FT E 311 FT S 5 1/2 DEG W 151 FT W 125 FT N 10 DEG 34' W 76.24 FT W 20 FT S'LY TO BEG IN GOVT LOT 5 - SUBJ & TGTHR W/EASE SEC 9 T26N R16W [[7/69 URLC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$48 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 38,834 | 40,037 |
| 2. ASSESSED VALUE: | | 135,600 | 129,400 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 135,600 | 129,400 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-124-00 PROPERTY ADDRESS: 2396 MAPLEARCH RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SCHROEDER ANNE LOUISE TRUST FRANK SCHROEDER 5547 BUNKER HILL RD WILLIAMSBURG MI 49690 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| 82* TH PT OF GOVT LOT 5 BDD ON S BY LOT 3 OF ARROW RIDGE ON E BY W LN OF LOT 2 EXT ON N BY PVT WK & ON W BY LK MICH EXC COM NW COR LOT 3 PLAT OF ARROW RIDGE ALG N LN SAID LOT E 94.16 FT TO POB THENCE ALG C/L OF ESMNT N 32 DEG 19'25" E 19.42 FT S 68 DEG 56'07" E 24.46 FT S 38.23 FT TO PT 6 FT N OF N LN OF SAID LOT 3 THENCE E 31.7 FT S 6 FT TO PT ON N LN LOT 3 ALG N LN W 70.82 FT N 35 DEG 49'54" E 44.69 FT TO PT ONN LOT LN W 19.99 FT TO POB SEC 9 T26N R16W .94 A M/L P.A. 2396 MAPLEARCH ROAD SPLIT TO 001-124-10 FOR 2000 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$120 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 97,176 | 100,188 |
| 2. ASSESSED VALUE: | | 436,200 | 426,200 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 436,200 | 426,200 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-124-10 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BRUNNER CARLEY TRUST 4142 CASTLEMAN AVE ST LOUIS MO 63110 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: COM NW COR LOT 3 PLAT OF ARROW RIDGE ALG N LN SAID LOT E 94.16 FT TO POB THENCE ALG C/L OF ESMNT N 32°19'25" E 19.42 FT S 68°56'07" E 24.46 FT S 38.23 FT TO PT 6 FT N OF N LN OF SAID LOT 3 THENCE E 31.7 FT S 6 FT TO PT ON N LN LOT 3 ALG N LN W 70.82 FT N 35°49'54" E 44.69 FT TO PT ONN LOT LN W 19.99 FT TO POB SEC 9 T26N R16W .03 A M/L SPLIT FROM 001-124-00 FOR 2000 | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$ | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES | CURRENT YEAR TENTATIVE VALUES | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 2024 | 2025 | | | |
| | 339 | 349 | 10 | | |
| | 1,000 | 1,000 | 0 | | |
| | 1,000 | 1,000 | 0 | | |
| 2. ASSESSED VALUE: | | | | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | | | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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| | | | | | | |
|---|--|-----------------------------|-------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | | |
| | PARCEL NUMBER: 05-001-125-02 | | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ZINSER JOHN D TRUST 2239 WILSHIRE DR SE GRAND RAPIDS MI 49506 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | | |
| LEGAL DESCRIPTION: COM S 1/4 COR SEC; TH N 0°02'10" W 1317.33 FT; TH N 0°02'59" W 540.40 FT TO POB & C/L LOBB RD; TH N 0°02'59" W 776.93 FT TO CTR SEC; TH N 89°55'04" E 10.32 FT TO PT ON S ROW MORRO RD; TH ALG ROW THE FOLLOWING 3 COURSES: S 52°29'30" E 197.90 FT, ALG CURV TO R (R=2633.74 FT, I= 08°33'51" & CHORD = S 48°13'18" E 393.30 FT) 393.67 FT AND S 43°53'47" E 120.41 FT; TH S 63°34'05" W 20 FT; TH S 43°53'47" E 74.59 FT TO PT C/L LOBB RD; TH ALG C/L THE FOLLOWING 3 COURSES: S 63°34'05" W 246.11 FT, S 63°21'01" W 114.23 FT AND ALG CURV TO R (R=971.20FT, I 15°52'45" AND CHORD= S 71°42'34" W 268.30 FT) 269.16 FT TO POB SEC 13 T26N R16W 5.79 A M/L | % 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 | | | | | |
| | SUBJ TO ALL BLDG, USE RSTRCTNS & ESMNTS, IF ANY, AND SUBJ TO ANY/ALL ROW FOR ST, RD OR HWY PURPOSES. NO OWNRSHP INT IN MORRO RD. | | | | | |
| CALCULATION CHANGES | | | | | | |
| 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | | | |
| *Applies to all property taxable values in the State of Michigan | | | | | | |
| Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | | | |
| \$46 | | | | | | |
| 1. TAXABLE VALUE: | 37,012 | 38,159 | 1,147 | | | |
| 2. ASSESSED VALUE: | 46,900 | 46,900 | 0 | | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 46,900 | 46,900 | 0 | | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | | |
| 6. Assessor Change Reason(s) | | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | | |
| HOW TO FILE AN APPEAL | | | | | | |
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L-4400

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| | | | |
|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-126-00 PROPERTY ADDRESS: LOBB RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CRYSTALAIRE LLC 2000 BRUSH ST STE 440 DETROIT MI 48226 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| 84* E 1/2 OF SW 1/4 ALSO NW FRL 1/4 OF SE FRL 1/4 S OF LOBB RD & W OF S. SH RD EXC FRANJULLO WDS ALSO G.L. #1 EXC PETERSON'S BIRCHWOOD SEC 13 T26N R16W 115 A M/L 10-05-001-132-00 COMB HERE-1984 [[211/823; 211/821; 211/715; BP 2/92; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$186 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 150,384 | 155,045 |
| 2. ASSESSED VALUE: | | 396,000 | 396,000 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 396,000 | 396,000 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-127-00 PROPERTY ADDRESS: LOBB RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WALKER STUART PO BOX 508 ELBERTA MI 49628 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 84A* NW 1/4 OF SW 1/4 SEC 13 T26N R16W 40 A M/L RE-DIVIDED FOR 2024 PER OWNER REQ | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$189 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 152,979 | 157,721 | 4,742 | | |
| 2. ASSESSED VALUE: | 365,000 | 365,000 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 365,000 | 365,000 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-128-00 PROPERTY ADDRESS: 1234 LOBB RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WALKER STUART PO BOX 508 ELBERTA MI 49628-0508 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| P/O N1/2 OF SW1/4 OF S1/4 SEC 13 T26N R16W COMM AT SW CRNR OF SEC TH N00°02'00"W 875FT TO POB TH CONT N00°02'00"W 438.37FT TH89°54'50"E 311.81FT TO CNTRLNE LOBB RD TH ANG CRV L RAD 625FT DIST 134.28FT CHRD S41°22'52"W 134.02FT TH CRV L RAD 1500FT DIST 247.49FT CHRD S30°29'58"W 247.21FT TH CRV L RAD 923.7FT DIST 133.83FT CHRD S21°37'19"W 133.71FT TH LEAVING CNTRLNE S89°58'00"W 48.21FT TO POB. 1.58 A M/L P.A. 1234 LOBB ROAD COMB FOR VALUE W/ 05-001-176-00 COMBINE ON 9.28.2020 INTO 05-001-176-01 FOR VALUE PURPOSES ONLY RE-DIVIDED FOR 2024 PER OWNER REQ [[12/75 159/985; 9/93 278/635-637 WD; 08/02 429/474 QC; 08/02 BP; 08/11 2011R-03252 QC; 06/15 2015R-02767 WD; 08/16 2016R-03447 AFF OF AFFIX; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$95 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 76,722 | 79,100 | 2,378 | | |
| 2. ASSESSED VALUE: | 119,700 | 119,600 | -100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 119,700 | 119,600 | -100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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L-4400

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|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-128-01 PROPERTY ADDRESS: 1255 LOBB RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: EARL KAREN L REV TRST PO BOX 1600 FRANKFORT MI 49635-1600 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 85B* N 1/4 OF SW 1/4 OF SW 1/4 E OF LOBB RD SEC 13 T26N R16W 8.5 A M/L P.A. 1255 LOBB ROAD [[9/82 193/50 WD; 8/87 QC 222/53; 4/88 WD 226/623; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$23 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 18,977 | 19,565 | 588 | | |
| 1. TAXABLE VALUE: | 18,977 | 19,565 | 588 | | |
| 2. ASSESSED VALUE: | 84,300 | 89,100 | 4,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 84,300 | 89,100 | 4,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-128-02 PROPERTY ADDRESS: LOBB RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WALKER STUART PO BOX 508 ELBERTA MI 49628 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| S 337.5 FT OF SW 1/4 OF SW 1/4 SEC 13 T26N R16W 10 A M/L COMB FOR VALUE W/ 05-001-176-00 [[9/82 193/52 WD; 11/02 2014R-00838 DC; 03/14 2014R-00839 WD; 08/15 2015R-03305 WD; COMBINE ON 9.28.2020 INTO 05-001-176-01 FOR VALUE PURPOSES ONLY RE-DIVIDED FOR 2024 PER OWNER REQ | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$65 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 52,658 | 54,290 | 1,632 | | |
| 2. ASSESSED VALUE: | 198,800 | 198,800 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 198,800 | 198,800 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-128-03 PROPERTY ADDRESS: 1113 LOBB RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HILL MARIANNE & DAVID 217 SUNSET DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 85D* N 337.5 FT OF S 675 FT OF SW 1/4 OF SW 1/4 SEC 13 T26N R16W 10 A M/L P.A. 1113 LOBB ROAD [[9/82 193/54 MLC; 7/83 WD 197/826; BP 9/93; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$47 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 37,672 | 38,839 | 1,167 | | |
| 2. ASSESSED VALUE: | 119,400 | 126,200 | 6,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 119,400 | 126,200 | 6,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|---|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-128-04 PROPERTY ADDRESS: 1191 LOBB RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SENSING PATRICK 1191 LOBB RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| 85B-1* S 1/2 OF N 1/2 OF SW 1/4 OF SW 1/4 LYING E OF LOBB RD EXC A PAR 200 FT N & S BY 206 FT E & W IN SW COR THEREOF SEC 13 T26N R16W 9 A M/L P.A. 1191 LOBB ROAD [(9/92 264/417 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$42 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 62,234 | 64,163 |
| 2. ASSESSED VALUE: | | 106,500 | 110,500 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 106,500 | 110,500 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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L-4400

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-129-00 PROPERTY ADDRESS: 1151 LOBB RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HOLLENBECK CHAD 1151 LOBB RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 85A* BEG 675 FT N OF SW COR OF SW 1/4 E 206 FT N 200 FT W 206 FT S 200 FT TO BEG SEC 13 T26N R16W .94 A M/L P.A. 1151 LOBB ROAD [[12/75 160/161; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$29 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 43,126 | 44,462 | 1,336 | | |
| 1. TAXABLE VALUE: | 43,126 | 44,462 | 1,336 | | |
| 2. ASSESSED VALUE: | 80,900 | 80,700 | -200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 80,900 | 80,700 | -200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-130-00 PROPERTY ADDRESS: 2691 SOUTH SHORE DR E FRANKFORT, 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CRYSTALAIRE LLC 2000 BRUSH ST STE 440 DETROIT MI 48226 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | |
| TH PT G.L #2 LYING E OF C/L CO HWY SHOREWOOD S'LY OF C/L LOBB RD EXC S'LY OF A LN DESC AS COM C/L CO RD & S LN G.L. 32 N 26 DEG 38'30" W 111.52 FT TO POB N 89 DEG 17'33" E 222.67 FT N 56 DEG 4'27" E 50.09 FT N 49 DEG 09'15" E 49.052 FT N 60 DEG 25'57" E 41.58 FT N 74 DEG 05'50" E 47.76 FT S 88 DEG 02'43" E 76.89 FT S 87 DEG 13'6" E 80 FT TO CRY LK & POE SEC 13 T26N R16W 12 A M/L PT OF 001-131-00 COMB HERE FOR 1999 LDA EXEMPT | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$2058 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 1,664,202 | 1,715,792 |
| 2. ASSESSED VALUE: | | 2,403,400 | 2,403,400 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 2,403,400 | 2,403,400 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-131-00 PROPERTY ADDRESS: 1355 SHOREWOOD DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DIMEO MARK & TARA 737 WASHINGTON AVE NORTH PARK RIDGE IL 60068 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| COM C/L OF SHOREWOOD DR & S LN G.L. #2 N 26 DEG 38'30" W 111.52 FT N 89 DEG 17'33" E 222.67 FT N 56 DEG 04'27" E 50.09 FT N 49 DEG 09'15" 49.02 FT N 60 DEG 42'14" E 34.01 FT N 66 DEG 25'57" E 41.58 FT N 74 DEG 05'50" E 47.76 FT S 88 DEG 02'43" E 76.89 FT S 87 DEG 13'06" E 80 FT TO CRY LK SE'LY 203.22 FT S 89 DEG 22'19" W 576.76 FT TO POB SBJ TO EASE SEC 13 T26N R16W 2.01 A M/L DESC CRRCTN 1993 PT 001-130-00 COMB HERE FOR 1999 LDA EXEMPT PT SPLIT TO 001-130-00 FOR 1999 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$1427 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 1,153,935 | 1,189,706 | 35,771 | | |
| 2. ASSESSED VALUE: | 1,290,800 | 1,288,500 | -2,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 1,290,800 | 1,288,500 | -2,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
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|--|

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | | |
|---|--|-----------------------------|-------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | | |
| | PARCEL NUMBER: 05-001-133-10 | | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PALMER ALEC W & MARY E TRST 11109 W COLBY RD GOWEN MI 49326 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | | |
| LEGAL DESCRIPTION: BEG SE COR LOT 49 ASSR PLAT OF ROBINSONS RESORT N 265.83 FT S 64° E 63.92 FT S 24° E 40.23 FT S 13° E 102.53 FT S 35.85 FT S 27° W 57.44 FT S 51° W 91.67 FT TO E LN PETE'S BLVD N 42.27 FT TO POB SEC 14 T26N R16W .5 A M/L SPLIT FROM 001-133-00 FOR 2005 PER ASSESSOR | % 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 | | | | | |
| | | | | | | |
| CALCULATION CHANGES | | | | | | |
| 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | | | |
| *Applies to all property taxable values in the State of Michigan | | | | | | |
| Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | | | |
| \$4 | | | | | | |
| | | PRIOR YEAR VALUES | CURRENT YEAR TENTATIVE VALUES | | | |
| | | 2024 | 2025 | | | |
| 1. TAXABLE VALUE: | | 3,545 | 3,654 | | | |
| 2. ASSESSED VALUE: | | 15,200 | 15,200 | | | |
| 3. TENTATIVE EQUALIZATION FACTOR: | 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 15,200 | 15,200 | | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | | |
| HOW TO FILE AN APPEAL | | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | | |

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-134-00 PROPERTY ADDRESS: 1743 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: NELSON MARY K TELLMAN NELSON MARY K TELLMAN TRST 1743 SOUTH SHORE DR E FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| BEG AT STAKE AT FOOT OF BLUFF ON W LN OF E 1/2 OF GL#1 PT BEING N 63.2' FROM MEANDER POST TOP OF BLUFF; TH N 210' M/L TO CRYSTAL LAKE; THE E 60'; TH S 210' M/L TO STAKE AT FOOT OF BLUFF; TH W 60' TO POB SEC 14 T26N R16W SURVEY DESC CORRECTION FOR 2011 P.A. 1743 E. SOUTH SHORE DRIVE [[8/54 101/623; 6/58 107/231 WD; 6/92 261/721 WD; BP 10/92; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$231 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 340,130 | 350,674 | | |
| 2. ASSESSED VALUE: | | 577,800 | 678,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 577,800 | 678,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-135-00 PROPERTY ADDRESS: 1478 MAPLE ST FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SAVAGE DEN LLC ANN MOLIASSA 15299 HOFMA DR GRAND HAVEN MI 49417 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| E 100 FT OF GOVT LOT 2 EXC BEG AT PT ON E LN 812 FT N OF SEC CTR W 75 FT N TO MEA LN E 75 FT S TO BEG ALSO EXC COM AT CTR OF SEC W 100 FT N 648.9 FT TO POB E 10 FT N 67 FT W 10 FT S TO POB ALSO E 1/2 OF NE 1/4 OF SW 1/4 EXC S 264 FT OF E 412.5 FT SEC 14 T26N R16W 20.98 A M/L P.A. 1478 MAPLE ST (PVT) PT SPLIT & COMB W/ 001-138-00 FOR 2001 SPLIT TO 10-05-001-035-0A FOR 2009 COMBINED W/05-001-135-0A FOR 2016 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$159 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 128,272 | 132,248 | | |
| 1. TAXABLE VALUE: | | 235,600 | 235,100 | | |
| 2. ASSESSED VALUE: | | | -500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 235,600 | 235,100 | | |
| | | | -500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

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| | | | |
|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-136-00 PROPERTY ADDRESS: 1469 SOUTH SHORE DR E FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PUGH EMERSON W TRUST SARAH TATE 2181 JAMIESON AVE UNIT 1911 ALEXANDRIA VA 22314 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| 94* BEG ON E LN OF GOVT LOT 2 812 FT N OF SEC CTR W 75 FT N TO MEA LN E ALG MEA LN TO POB SEC 14 T26N R16W P.A. 1471 E. SOUTH SHORE DRIVE [[1/84 200/160 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$253 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 204,515 | 210,854 |
| 2. ASSESSED VALUE: | | 520,100 | 653,800 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 520,100 | 653,800 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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L-4400

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| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-137-00 PROPERTY ADDRESS: 1447 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HENDRIX CRAIG WINSTON & DANA HOLTON 10617 SUMMIT MOUNTAIN CT KNOXVILLE TN 37922 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 95* W 100 FT OF E 200 FT OF GOVT LOT 2 BTW CRY LK & LN 813.9 FT N OF & PAR TO S LN OF GOVT LOT 2 SEC 14 T26N R16W P.A. 1447 E. SOUTH SHORE DRIVE [[7/81 187/752 MLC; 206/796; 1/95 290/1107 QC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$1151 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 931,300 | 960,170 | 28,870 | | |
| 2. ASSESSED VALUE: | 931,300 | 1,023,900 | 92,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 931,300 | 1,023,900 | 92,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| | PARCEL NUMBER: 05-001-138-00 PROPERTY ADDRESS: 1458 MAPLE ST FRANKFORT, | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SAVAGE LIVING TRUST CHUCK SAVAGE 6292 ARAPAHOE #7 BOULDER CO 80303 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| 97* S 813.9 FT OF W 100 FT OF E 200 FT OF GOVT LOT 2 ALSO COM AT CTR OF SEC W 100 FT N 648.9 FT TO POB E 10 FT N 67 FT W 10 FT S TO POB SEC 14 T26N R16W 1.89 A M/L P.A. 1458 ROBINSON ROAD PT 001-135-00 COMB HERE FOR 2001 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$201 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 162,473 | 167,509 |
| 2. ASSESSED VALUE: | | 250,500 | 249,300 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 250,500 | 249,300 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|--|--|-------------------------------------|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-140-00 PROPERTY ADDRESS: 1429 SOUTH SHORE DR E FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MCPHERSON BELINDA B 3501 SW FAIRLAWN RD STE 100 TOPEKA KS 66614 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: | CALCULATION CHANGES | | |
| W 100 FT OF E 300 FT OF GOVT LOT 2 P.A. 1429 E SOUTH SHORE DRIVE 05-001-139-00 COMB HERE FOR 2017 PER OWNER REQUEST 10/16 2016R-04611 WD | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$992 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 802,718 | 827,602 | 24,884 |
| 2. ASSESSED VALUE: | 995,600 | 1,171,800 | 176,200 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 995,600 | 1,171,800 | 176,200 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR JILL BROWN | PHONE # (231) 881-4000 | EMAIL TOWNSHIPASSESSING@GMAIL.COM | |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
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THIS IS NOT A TAX BILL**L-4400****Notice of Assessment, Taxable Valuation, and Property Classification**

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-141-00 PROPERTY ADDRESS: 1409 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: RODES JENNIFER HUTCHINSON ETAL 911 NANCY LANE CINCINNATI OH 45226 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 99* W 100 FT OF E 400 FT OF GOVT LOT 2 SEC 14 T26N R16W P.A. 1409 E. SOUTH SHORE DRIVE [[11/79 181/346 WD; 7/79 178/629 WD | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$850 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 684,581 | 705,903 | 21,322 | | |
| 2. ASSESSED VALUE: | 1,010,400 | 1,193,500 | 183,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 1,010,400 | 1,193,500 | 183,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) Land Improvement Added NEW DECK | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-142-00 PROPERTY ADDRESS: 1393 SOUTH SHORE DR E FRANKFORT, 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: STOCK COTTAGE LLC 249 S BENZIE BLVD/ PO BOX 498 BEULAH MI 49617 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 100* W 100 FT OF E 500 FT OF GOVT LOT 2 SEC 14 T26N R16W P.A. 1393 E. SOUTH SHORE DRIVE [[6/88 233/252 QC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$271 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 219,228 | 226,024 | 6,796 | | |
| 1. TAXABLE VALUE: | 219,228 | 226,024 | 6,796 | | |
| 2. ASSESSED VALUE: | 418,100 | 418,300 | 200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 418,100 | 418,300 | 200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-144-00 PROPERTY ADDRESS: 1361 SOUTH SHORE DR E FRANKFORT, 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BAKER JILL K TRUST 1830 BRAMBLE DR EAST LANSING MI 48823 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 102* W 50 FT OF E 650 FT OF G.L. 2 BET CRY LK & FT OF BLUFF ALSO BEG ON MEA LN 700 FT W OF E LN OF G.L. 2 S 12.13 FT S 70 DEG 20' E 53.1 FT N 30 FT N 1 DEG E 214 FT M/L TO CRY LK W 50 FT S TO BEG SEC 14 T26N R16W P.A. 1361 E. SOUTH SHORE DRIVE [[3/87 219/43&44 QC | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$258 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 208,570 | 215,035 | | |
| 2. ASSESSED VALUE: | | 635,300 | 818,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 635,300 | 818,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-145-00 PROPERTY ADDRESS: 1337 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FISHBURN KATHRYN K 1337 E SOUTH SHORE DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 103* BEG ON MEA LN 700 FT W OF E LN OF GL #2 N 126.11 FT N 70 DEG 42' W 78.94 FT S 149.82 FT S 70 DEG 20' E 79.64 FT N 24.24 FT TO BEG SEC 14 T26N R16W P.A. 1337 E. SOUTH SHORE DRIVE [[7/88 QC 228/432; 9/93 276/241 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$139 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 205,502 | 211,872 | | |
| 2. ASSESSED VALUE: | | 536,600 | 677,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 536,600 | 677,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL**L-4400****Notice of Assessment, Taxable Valuation, and Property Classification**

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| | | | | | |
|--|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-146-00 PROPERTY ADDRESS: 1313 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CAPO BRIDGET LIVING TRUST 4929 LENOMAR CT WEST BLOOMFIELD MI 48322 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| BEG AT A PT ON MEA LN WHICH IS 699.8 FT W AND N 01° 07' E 126.11 FT AND N 70° 42' W 78.94 FT ON E LN GL #2 TH N 70° 42' W 59.50 FT S 33° 06' W 145.6 FT S 70° 20' E 140.45 FT N 01° 07' E 149.82 FT TO POB-TGTHR W/BCH & RIP RGHTS SEC 14 T26N R16W P.A. 1313 E. SOUTH SHORE DRIVE SEE 001-146-09 FOR REM INT SPLIT FOR 2000 SEE 001-146-0B FOR REM INT SPLIT FOR 2001 SEE 001-146-0C FOR REM INT SPLIT FOR 2002 SEE 001-146-0D FOR REM INT SPLIT FOR 2002 001-146-0E OF 1A FOR REM INT SEE 001-146-0G FOR REMAINING INTEREST - SPLIT FOR 2004 SEE 001-146-0H FOR REM INT SPLIT FOR 2005 10-05-001-146-0B THRU 001-146-0H COMB W/ -0A FOR 2007 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$335 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 271,240 | 279,648 | | |
| 1. TAXABLE VALUE: | | 437,400 | 508,000 | | |
| 2. ASSESSED VALUE: | | 437,400 | 508,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | VALUE DIFFERENCE FROM PRIOR YEAR | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 271,240 | 279,648 | | |
| | | 437,400 | 508,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | 437,400 | 508,000 | | |
| | | 437,400 | 508,000 | | |
| 6. Assessor Change Reason(s) | | 437,400 | 508,000 | | |
| | | 437,400 | 508,000 | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | | PHONE # | | | |
| JILL BROWN | | (231) 881-4000 | | | |
| | | EMAIL | | | |
| | | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| | | | |
|---|--|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-148-00 PROPERTY ADDRESS: FIGG RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BARDENS WILLIAM 26781 LARIAT CIRCLE SAN JUAN CAPISTRANO CA 92675 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | |
| 104* COM AT SW COR OF G.L. #2 E 740 FT N 440 FT W 100 FT N 295.6 FT N 85 DEG 42' W 113.5 FT N 74 DEG 02' W 194.1 FT N 64 DEG 26' W 72.4 FT TO S R/W FIGG RD SE'LY ALG R/W 100 FT S 338.03 FT S 50 DEG 33' 30" W 227.23 FT S TO POB ALSO S 40 A OF G.L. #3 EXC PT OF NE COR LYING N OF A LN 2 FT BELOW TOP OF BLUFF SEC 14 T26N R16W 11 A M/L SPLIT TO 001-148-20 30 40 50 60 FOR 1994 SPLIT TO 001-148-70 FOR 1999 LDA N/A SPLIT TO 001-148-80 FOR 2000 ACREAGE CORR (43A TO 49A) P.A. 1650 FIGG RD | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$25 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 20,257 | 20,884 |
| 2. ASSESSED VALUE: | | 112,200 | 120,100 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 112,200 | 120,100 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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| | | | |
|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-148-10 PROPERTY ADDRESS: 1281 SOUTH SHORE DR E FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: RUSSO RANDOLPH B & MARIE A 1933 LAKE DR SE GRAND RAPIDS MI 49506 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| COM AT SW COR OF GL #2 N 00°02'30" W 1339.53 FT TO S'LY ROW S SHORE RD S 56°33' E ALG RD 450.90 TO POB S 61°30'30" E 76.07 FT ALG FIGG RD S 31°56' W 141FT ALG FIGG RD N 49°21' W 77.15 FT N 31°56' E 124.68 FT TO POB TGTHR W/ RIP RIGHTS EXC COM AT INT W'LY ROW FIGG RD AND N'LY ROW SOUTH SHORE DR TH N 31°56' E ALG W'LY ROW FIGG RD EXT TO SHORE NW'LY ALG SHORE 25 FT TH S 31°56' W TO N'LY ROW SOUTH SHORE DR TH SE'LY ALG ROW 25FT TO POB PAR I - SURVEY SEC 14 T26N R16W P.A. 1281 E. SOUTH SHORE DRIVE DESCRIPTION CORRECTION FOR 2012 [[4/74 155/189; 03/96 303/616 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$334 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | 269,947 | 278,315 |
| 1. TAXABLE VALUE: | | 269,947 | 278,315 |
| 2. ASSESSED VALUE: | | 411,200 | 497,800 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 411,200 | 497,800 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-148-20 PROPERTY ADDRESS: SOUTH SHORE DR E FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LYON LVG TRUST SURVIVORS 710 W 13TH AVE E-37 ESCONDIDO CA 92025 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| 104-D* COM W 1/4 COR SD SEC ALG E-W 1/4 LN SD SEC 14 S 89 DEG 56'25 E 1315.75 FT TO SW COR SD GL #2 ALG W LN SD GL N 1339.18 FT TO S ROW LN OF S SHORE RD E ALG SD S ROW S 56° 32'24" E 350.76 FT TO POB N 31° 55'12" E 50.15 FT TO A POINT NEAR WATERS EDGE CRYSTAL LAKE ALG SD WATERS EDGE S 56° 32'24" E 100 FT S 31° 55'12" W 174.70 FT N 51° 24'14" W 100.65 FT N 31° 55'12" E 115.24 FT TO POB TGTHR W/ RIP RIGHTS ALSO W/ NON EXCL ESMNT OVER LAND LYING BTWN EXTN OF E & W ROW LNS OF FIGG RD TO CRYSTAL LAKE EXC ROW OF S SHORE RD SEC 14 T26N R16W .39 A M/L PARCEL-1 SURVEY SPLIT FROM 001-148-00 FOR 1994 VALUE FOR 001-148-30 60 HERE IN 1994 PT SPLIT TO 001-148-21 FOR 2001 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$190 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 153,353 | 158,106 |
| 2. ASSESSED VALUE: | | 545,500 | 723,300 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 545,500 | 723,300 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-148-21 PROPERTY ADDRESS: V/L E SOUTH SHORE DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BROWN KRISTEN POLITT THEO LOU ELE 79 WALLINGFORD TERRACE WEARE NH 03281 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| 2/3 INT IN THE LAND LYING BTWN EXTN OF E & W ROW LNS OF FIGG RD TO CRYSTAL LAKE EXC ROW OF S SHORE RD SEC 14 T26N R16W SPLIT FROM 001-148-20 & 40 FOR 2001 SEE 001-148-2A FOR REM INT-- SPLIT FOR 2005 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$21 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 17,068 | 17,597 | 529 | | |
| 2. ASSESSED VALUE: | 115,000 | 115,000 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 115,000 | 115,000 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-148-2A PROPERTY ADDRESS: V/L E SOUTH SHORE DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: QUINLAN PATRICK MICHAEL 1304 FIGG RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 05-001-148-2A 1/3 INT IN THE LAND LYING BTW EXTN OF E AND W ROW LNS OF FIGG RD TO CRYSTAL LK EXC ROW S SHORE ROAD SEC 14 T26N R16W SPLIT FROM -001-148-21 FOR 2005 SEE -001-148-21 FOR REMAIN INT [[07/04 2004R/00979 TTEE DEED; 08/16 2016R-04011 QC; 09/16 2016R-04010 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$17 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 13,377 | 13,791 | | |
| 2. ASSESSED VALUE: | | 57,500 | 57,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 57,500 | 57,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | | PHONE # | | | |
| JILL BROWN | | (231) 881-4000 | | | |
| | | EMAIL | | | |
| | | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| | | | |
|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-148-30 PROPERTY ADDRESS: 1261 SOUTH SHORE DR E FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LYON LVG TRUST SURVIVORS 710 W 13TH AVE E-37 ESCONDIDO CA 92025 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | |
| 104-E* COM W 1/4 COR SD SEC ALG E-W 1/4 LN OF SD SEC S 89 DEG 56'25 N 1339.18 FT TO S ROW LN OF S SHORE RD E ALG SD S ROW S 56 DEG 32'24 NEAR WATERS EDGE CRYSTAL LK ALG SD WATERS EDGE S 56 DEG 32' 24 FT N 31 DEG 55'12 SEC 14 T26N R16W .49 A M/L PAR-2-SURVEY SPLIT FROM 001-148-00 FOR 1994 P.A. 1261 E. SOUTH SHORE RD [[274/516; BP 9/93; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$445 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 359,541 | 370,686 |
| 2. ASSESSED VALUE: | | 915,000 | 1,092,300 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 915,000 | 1,092,300 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-148-40 | | | | |
| | PROPERTY ADDRESS: SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LYON LVG TRUST SURVIVORS 710 W 13TH AVE E-37 ESCONDIDO CA 92025 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: 104-D* COM W 1/4 COR SD SEC ALG E-W 1/4 LN SD SEC 14 S 89 DEG 56'25 E 1315.75 FT TO SW COR SD GL #2 ALG W LN SD GL N 1339.18 FT TO S ROW LN OF S SHORE RD E ALG SD S ROW S 56° 32'24" E 135.87 FT TO POB N 30° 55'41" E 50.18 FT TO A PT NEAR WATERS EDGE CRYSTAL LAKE ALG SD WATERS EDGE S 56° 32'24" E 84.89 FT S 30° 50'30" W 159.41 FT N 54° 31'47" W 85.31 FT N 30° 55'41" E 106.26 FT (PRV REC 106.37 FT) TO POB TGTHR W/ LANDS LYING BTWN SHORE LN & WATERS EDGE W/ RIP RGTHS ALSO W/ NON -EXCL ESMNT OVER LAND LYING BTWN EXTN OF E-W ROW LNS OF FIGG RD TO CRYSTAL LAKE EXC ROW OF S SHOR RD SEC 14 T26N R16W PARCEL-E SURVEY SPLIT FROM 001-148-00 FOR 1994 PT SPLIT TO 001-148-21 FOR 2001 | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$153 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 123,700 | 127,534 | 3,834 | | |
| | 2. ASSESSED VALUE: | 462,500 | 613,300 | | |
| | 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | |
| | 4. STATE EQUALIZED VALUE (SEV): | 462,500 | 613,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-148-50 PROPERTY ADDRESS: SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LYON LVG TRUST SURVIVORS 710 W 13TH AVE E-37 ESCONDIDO CA 92025 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 104-G* COM W 1/4 COR OF SEC 14 ALG E-W 1/4 LN OF SEC S 89°56'25 N 1339.18 FT TO S ROW LN S SHORE RD ALG SD S ROW S 56°32'24 NEAR WATERS EDGE CRYSTAL LK ALG SD WATERS EDGE S 56°32'24 W 85.12 FT N 30°56'00 SEC 14 T26N R14W PAR-D-SURVEY SPLIT FROM 001-148-00 FOR 1994 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$299 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 241,531 | 249,018 | 7,487 | | |
| 2. ASSESSED VALUE: | 451,400 | 598,500 | 147,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 451,400 | 598,500 | 147,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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L-4400

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-148-60 PROPERTY ADDRESS: FIGG RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LYON LVG TRUST SURVIVORS 710 W 13TH AVE E-37 ESCONDIDO CA 92025 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 104-H* COM W 1/4 COR SD SEC 14 ALG E-W 1/4 LN SD SEC S 89 DEG 56'25 N 1339.18 FT TO S ROW LN S SHORE RD E ALG S ROW S 56 DEG 32'24 32'24 100.65 FT S 49 DEG 11'48 RD S42 DEG 30'03 11'46 N 21 DEG 49'32 33'42 N 31 DEG 55'12 SEC 14 T26N R16W .73 A M/L PAR-3-SURVEY SPLIT FROM 001-148-00 FOR 1994 [274/508; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$41 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 32,867 | 33,885 | | |
| 2. ASSESSED VALUE: | | 150,900 | 150,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 150,900 | 150,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-148-70 PROPERTY ADDRESS: 1650 FIGG RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BARDENS WILLIAM BARDENS ANN & LYON NANCY 26781 LARIAT CIRCLE SAN JUAN CAPISTRANO CA 92675 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| COM W 1/4 COR OF SEC E 1315.75 FT TO SW COR G.L.#2 N ALG W LN G.L.# 2 757.67 FT TO N ROW FIGG RD & POB CONT N 455.34 FT S 55 DEG 46'29" E 85.88 FT S 54 DEG 31'47" E 70.36 FT N 30 DEG 50'30" E 159.41 FT TO PT NEAR SHORE CRYSTAL LK ALG TVRS LN S 56 DEG 32'24" E 30.87 FT S 31 DEG 55'12" W 279.23 FT S 61 DEG 04'35" E 51.16 FT S 53 DEG 33'42" E 47.95 FT S 29 DEG 16'48" E 43.23 FT S 21 DEG 49'32" E 62.68 FT TO N ROW FIGG RD SW'LY ALG SD ROW TO POB RIP RIGHTS SEC 14 T26N R16W SPLIT FROM 001-148-00 FOR 1999 LDA N/A | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$50 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 40,344 | 41,594 |
| 2. ASSESSED VALUE: | | 318,600 | 381,300 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 318,600 | 381,300 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-148-80 PROPERTY ADDRESS: KNAPP RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LYON LVG TRUST SURVIVORS 710 W 13TH AVE E-37 ESCONDIDO CA 92025 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| S 40 A OF G.L 3 EXC PT OF NE COR LYING N OF A LN 2 FT BELOW TOP OF BLUFF SEC 14 T26N R16W 38 A M/L SPLIT FROM 001-148-00 FOR 2000 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$35 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 28,445 | 29,326 | 881 | | |
| 2. ASSESSED VALUE: | 208,700 | 208,700 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 208,700 | 208,700 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-149-00 PROPERTY ADDRESS: 1629 FIGG RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CUNNINGHAM BROOK 2018 LVNG TRST 1189 ASBURY AVE WINNETKA IL 60093 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| BEG 296 FT N 2 DEG 30' W OF SW COR OF G.L. # 2 N 2 DEG 30' W 386.51 FT TO FIGG RD N 16 DEG 21' E 200 FT S 2 DEG 30' E 338 FT S 50 DEG 33' 30 W 227.33 FT TO BEG ALSO A PARCEL OF LAND 25 FT IN WIDTH LYING BTW N'LY ROW E SOUTH SHORE DR. & CRYSTAL LK IMMEDIATELY W OF W'LY ROW FIGG RD EXT TO LAKE ALSO TGTHR W/ RIGHT TO USE IN COMMON W/ OTHERS THE FOLLOWING DESC PRCL: BEG AT INT OF E'LY ROW LN OF FIGG RD EXT & N'LY ROW LN W.. SH RD N 31 DEG 56' E TO SH CRY LK NW'LY ALG SH TO POINT WHERE W'LY ROW LN FIGG RD EXTENDED INT SHR OF CRYSTAL LK THENCE S 31 DEG 56'W TO N'LY ROW LN W. SHORE RD SE'LY ALONG N'LY ROW TO POB SEC 14 T26N R16W 3.09 A M/L P.A. 1629 FIGG ROAD DESC CORR FOR 2001 DESC CORR FOR 2003 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$121 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 98,065 | 101,105 | 3,040 | | |
| 2. ASSESSED VALUE: | 185,500 | 186,100 | 600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 185,500 | 186,100 | 600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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L-4400

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-150-00 PROPERTY ADDRESS: FIGG RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BALL JONATHAN & KATHLEEN TRUST 1500 EUSTON DR KISSIMMEE FL 34747 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 104B* BEG 600.8 FT S 89 DEG 51' W & 440.23 FT N 10' W OF SEC CTR N 10' W 288.1 FT N 85 DEG 42' W 100.3 FT S 10' E 295.6 FT N 89 DEG 51' E 100 FT TO BEG SEC 14 T26N R16W .66 A M/L [I 8/90 245/365 QC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$28 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 22,766 | 23,471 | 705 | | |
| 2. ASSESSED VALUE: | 82,500 | 82,500 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 82,500 | 82,500 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-151-00 PROPERTY ADDRESS: 1191 SOUTH SHORE DR E FRANKFORT, 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WELDELE PROPERTIES LTD WELDELE MARY T 1985 QUEEN AVE SOUTH MINNEAPOLIS MN 55405 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| 105* BEG 1339.53 FT N & 119 FT N 56°33' W OF SW COR GL#2 N 56°33' W 110.46 FT S 21°48' W 61.15 FT S 58° E 92 FT M/L TO N LN OF S 40 A OF G.L. 3 W ON N LN TO PT 2 FT FROM TOP OF BLUFF SE'LY PAR TO TOP OF BLUFF TO A PT S 30° 56' W OF POB N 30°56' E TO POB SEC 14 T26N R16W SEC 14 T26N R16W P.A. 1191 E. SOUTH SHORE DRIVE [[128/529 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$498 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 402,435 | 414,910 |
| 2. ASSESSED VALUE: | | 716,100 | 714,900 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 716,100 | 714,900 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|---|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-151-10 PROPERTY ADDRESS: SOUTH SHORE DR FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: UNKNOWN | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 002 | Ref. Real |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | |
| PO GOVT LOT 3 SEC 14 T26N R16W DESCR AS COMM AT NW CRNR OF S 40 ACRES OF GOVT LOT 3 TH S 88°32'50"E ON N LNE OF SAID 40 ACRES 999.06 FT TH S 88°10'48" E 99.96 FT TH N00°34'53" E 92.81' TO POB TH CONT N 00°34'53"E 150.30FT TO PNT ON TRAVERSE LNE ALNG S SHORE OF CRYSTAL LAKE TO WATERS EDGE TH S45°26'29"E ON TRAVERSE LNE 63.07 FT TH S 23°39'48"W 125.78 FT TO POB .078 A+/- SUBJ TO RD ROW AND SUBJ TO OTHER ESMNTS OF RECORD, IF ANY. | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$ | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 0 | 97,500 |
| 2. ASSESSED VALUE: | | 0 | 97,500 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 0 | 97,500 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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L-4400

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-152-00 PROPERTY ADDRESS: 1205 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KING STEPHEN W & KATHERINE R 889 SUFFIELD AVE BIRMINGHAM MI 48009 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 105A* BEG 1339.53 FT N & 34.1 FT N 56 DEG 33' W OF SW COR OF G.L. #2 N 56 DEG 33' W 85 FT S 30 DEG 56' W 174 FT M/L S 58 DEG 15' E 84.95 FT N 30 DEG 56' E TO BEG SEC 14 T26N R16W P.A. 1205 E. SOUTH SHORE DRIVE [[128/250 WD; 3/94 282/287 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$446 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 360,517 | 371,693 | | |
| 2. ASSESSED VALUE: | | 516,700 | 660,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 516,700 | 660,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-153-00 PROPERTY ADDRESS: 1215 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CRYSTAL REPUBLIC LLC 9127 WEMBLEY WOODS DR SAINT LOUIS MO 63126 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 105B* BEG 13339.53 FT N OF SW COR OF GL # 2 N 56 DEG 33' W 34.1 FT S 30 DEG 56' W 173 FT M/L S 59 DEG 24' E 84.91 FT N 30 DEG 56' E 168 FT M/L N 56 DEG 33' W 50.9 FT TO BEG SEC 14 T26N R16W P.A. 1215 E. SOUTH SHORE DRIVE [[9/68 134/224 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$413 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 334,178 | 344,537 | | |
| 2. ASSESSED VALUE: | | 567,900 | 711,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 567,900 | 711,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-154-00 PROPERTY ADDRESS: 1175 SOUTH SHORE DR E FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FINLEY JOHN T INC 4478 SW HWY J TRIMBLE MO 64492 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| BEG 1000 FT E OF NW CRNR OF S 40 ACRES OF GOVT LOT 3 SEC 14 T26N R16W TH EXT N TO MEANDER LINE NEAR BEACH OF CRYSTAL LAKE TH E 100' TH S TO N LNE OF SAID 40 ACRES OF GOVT LOT 3 TH W 100FT TO BEG. SUBJ TO RD ROW BUT TGTHR WITH RIPARIAN RIGHTS TO THE WATERS OF CRYSTAL LAKE. [[3/77 WD 165/421; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$236 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 190,569 | 196,476 |
| 2. ASSESSED VALUE: | | 639,700 | 817,800 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 639,700 | 817,800 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-155-00 PROPERTY ADDRESS: 1159 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CURTIS JANICE LIVING TRUST JED CURTIS 8518 KARLOV AVE SKOKIE IL 60076 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 107* E 100 FT OF W 900 FT OF GOVT LOT 3 N OF S 40 ACRES SEC 14 T26N R16W P.A. 1159 E. SOUTH SHORE DRIVE [[142/609; 8/79 181/170 QC; 9/94 288/317 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$-798 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 249,100 | 229,088 | -20,012 | | |
| 2. ASSESSED VALUE: | 249,100 | 254,200 | 5,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 249,100 | 254,200 | 5,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-156-00 PROPERTY ADDRESS: 1139 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HENSEL PAUL H TRUST 2506 N CLARK ST STE 108 CHICAGO IL 60614 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 108* E 100 FT OF W 900 FT OF GOVT LOT 3 N OF S 40 ACRES SEC 14 T26N R16W P.A. 1139 E. SOUTH SHORE DRIVE [[7/79 178/826 QC; 8/79 178/999 QC; BP 10/92; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$764 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 618,146 | 637,308 | 19,162 | | |
| 2. ASSESSED VALUE: | 1,232,200 | 1,512,700 | 280,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 1,232,200 | 1,512,700 | 280,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| | | | | | |
|--|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-157-00 PROPERTY ADDRESS: 1119 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MYERS JOINT DEC OF TRST 1119 S SHORE E FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| PT G.L. 3 COM W 1/4 COR OF SEC TH N 00° 51'50" W 1311.80 FT TO NW COR OF S 40 ACRES G.L. 3 TH N 88°47'25" E 699.28 FT TH N 01° 06'24" W 365.06 FT TO S ROW SOUTH SHORE DR TH S 69°26'25" E 154.50 FT TH S 17°57'52" W 135.45 FT TH S 00° 16'18" E 179.88 FT TH S 88°49'42" W 99.84 FT TO POB EXC COM W 1/4 COR OF SEC TH N 00°51'50" W 1311.80 FT TO NW COR OF S 40 ACRES G.L. 3 TH N 88°47'25" E 699.28 FT TH N 01°06'24" W 253.43 FT TO POB OF EXC TH N 01°06'24" W 73.25 FT TH S 45° 55'07" E 21.28 FT TH S 01°06'24" E 58.14 FT TH S 88°53'36" W 15 FT TO POB SEC 14 T26N R16W RIP RIGHTS P.A. 1119 E SOUTH SHORE DR DESC CORR FOR 2008 PER SRVY L2-P1170 AND WD 2006R-00948 PT SPLIT TO 001-158-00 FOR 2008 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$330 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 486,860 | 501,952 | | |
| 1. TAXABLE VALUE: | | 891,400 | 1,068,700 | | |
| 2. ASSESSED VALUE: | | 891,400 | 1,068,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | 891,400 | 1,068,700 | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 891,400 | 1,068,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | | PHONE # | | | |
| JILL BROWN | | (231) 881-4000 | | | |
| | | EMAIL | | | |
| | | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-158-00 PROPERTY ADDRESS: 1107 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ELLSWORTH PETER & KAREN 1107 E SOUTH SHORE RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| COM AT W 1/4 COR SEC N 1311.80 FT TO NW COR OF S 40 ACRES OF SD G.L.#3 N 88 DEG 47'25" N 01°07'35" W 252.06 FT TH N 13°22'47" E 80.20 FT TH S 78°33'29" E 3 FT TH N 11°26'31" E 83.35 FT TO C/L SOUTH SHORE DR TH N 74°25'49" W 19.66 FT TH N 15° 34'00" E 20.12 FT TH S 74°25'49" E 75 FT TH S 01°04'39" E 413.63 FT TH S 88°47'25" W 99.59 FT TO POB ALSO INCL COM W 1/4 COR OF SEC TH N 00°51'50" W 1311.80 FT TO NW COR OF SOUTH 40 ACRES G.L. 3 TH N 88°47'25" E 699.28 FT TH N 01°06'24" W 253.43 FT TO POB TH N 01°06'24" W 73.25 FT TH S 45°55'07" E 21.28 FT TH S 01°06'24" E 58.14 FT TH S 88°53'56" W 15 FT TO POB. TGTHR W/BEACH ADJ & RIP RIGHTS SEC 14 T26NR16W DESC CORR FOR 1994 PT 001-157-00 COMB HERE FOR 2008 P.A. 1107 E SOUTH SHORE DR | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$167 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 246,418 | 254,056 | | |
| 1. TAXABLE VALUE: | | 680,400 | 813,400 | | |
| 2. ASSESSED VALUE: | | | 133,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 680,400 | 813,400 | | |
| | | | 133,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| | | | |
|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-159-00 PROPERTY ADDRESS: 1069 SOUTH SHORE DR E FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: STANTON MARY L 1069 SOUTH SHORE DR E FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| PT OF E 175 FT OF W 700 FT OF GOVT LOT 3 N OF S 40 ACRES OF SD GOVT LOT 3 DESC AS COM AT W 1/4 COR SEC N 0°51'50" W 1311.80 FT TO NW COR S 40 ACRES OF SD GOVT LOT 3 N 88°47'25" E 562.35 FT TO POB N 01°07'32" W 236.95 FT N 02°55'53" W 77.79 FT N 19°06'20" E 30.75 FT S 70°53'40" E 4.25 FT N 19°06'20" E 37.95 FT N 70°53'40" W 10.78 FT N 05°29'59" E 46.73 FT TH N 74°25'49" W 9.83 FT TH N 07°07'00" E 20.16 FT TH S 74°37'16" E 53.60 FT TH S 15°34'11" W 20.12 FT TH S 74°25'49" E 19.66 FT; S 11°26'31" W 83.35 FT; N 78°33'29" W 3 FT; TH S 13°22'47" W 80.20 FT; TH S 01°07'35" E 252.06 FT TH S 88°47'25" W 37.34 FT TO POB; ALSO P/O E 175 FT OF W 700 FT OF GOV LOT 3 N OF S 40 ACRES OF SD GOV LOT 3 DESC AS COM @ W 1/4 COR SEC TH N 00°51'50" W 1311.80 FT TH N 88°47'25" E 525 FT TO POB; TH N 01°07'29" W 465.89 FT; TH S 74°37'16" E 53.60 FT; TH S 07°07'00" W 20.16 FT TH S 74°25'49" E 9.83 FT; TH S 05°29'59" W 46.73 FT; TH S 70°53'40" E 10.78 FT TH S 19°06'20" W 37.95 FT TH N 70°53'40" W 4.25 FT TH S 19°06'20" W | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$293 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| 1. TAXABLE VALUE: | | 432,372 | 445,775 |
| 2. ASSESSED VALUE: | | 712,900 | 904,000 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 712,900 | 904,000 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-160-00 PROPERTY ADDRESS: 1057 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LEE THOMAS S & ROBIN L TRST 234 E THIRD ST HINSDALE IL 60521 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 113* E 75 FT OF W 525 FT OF GOVT LOT 3 N OF S 40 ACRES SEC 14 T26N R16W P.A. 1057 E. SOUTH SHORE DRIVE | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$290 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 234,450 | 241,717 | 7,267 | | |
| 2. ASSESSED VALUE: | 500,700 | 634,400 | 133,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 500,700 | 634,400 | 133,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| | | | |
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| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-161-00 PROPERTY ADDRESS: 1045 SOUTH SHORE DR E FRANKFORT, 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: COFFEY FAMILY TRUST POEHLEIN BARBARA ROBERT COFFEY 21636 SWAN RD MOUNT VERNON WA 98273-9496 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | |
| 114* E 100 FT OF W 450 FT OF GOVT LOT 3 N OF S 40 ACRES SEC 14 T26N R16W P.A. 1045 E. SOUTH SHROE DRIVE [[3/81 193/278 279 280 QC'S; 6/89 235/363QC; 6/89 235/364 QC; BP 9/92; 12/94 290/1116 QC; 1/95 290/1120 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$262 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 212,041 | 218,614 |
| 2. ASSESSED VALUE: | | 625,100 | 803,300 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 625,100 | 803,300 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-162-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: COFFEY FAMILY TRUST COFFEY, R.I., POEHLEIN B ROBERT COFFEY 21636 SWAN RD MOUNT VERNON WA 98273-9496 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: 115* E 50 FT OF W 350 FT OF GOVT LOT 3 N OF S 40 ACRES SEC 14 T26N R16W [[204/254; 9/88 235/361 WD; 6/89 235/362 QC; 12/94 290/ 1113 QC; 12/94 290/1110 QC; 12/94 290/1118 QC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$95 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 76,665 | 79,041 | 2,376 | | |
| 2. ASSESSED VALUE: | 272,700 | 361,700 | 89,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 272,700 | 361,700 | 89,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-163-00 PROPERTY ADDRESS: 1019 SOUTH SHORE DR E FRANKFORT, 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: COFFEY FAMILY TRUST COFFEY, R.L., POEHLEIN ROBERT COFFEY 21636 SWAN RD MOUNT VERNON WA 98273-9496 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | |
| 116* E 50 FT OF W 300 FT OF GOVT LOT 3 N OF S 40 ACRES SEC 14 T26N R16W P.A. 1019 E. SOUTH SHORE DRIVE [[204/254; 9/88 235/359 WD; 6/89 235/360 QC; 12/94 290/ 1110 QC; 12/94 290/1118 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$211 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 170,360 | 175,641 |
| 2. ASSESSED VALUE: | | 465,900 | 554,300 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 465,900 | 554,300 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL**L-4400****Notice of Assessment, Taxable Valuation, and Property Classification**

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| | | | |
|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-164-00 PROPERTY ADDRESS: 1009 SOUTH SHORE DR E FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SKELTON BRYNDON C & HOLLY A 1694 ELMBROOKE WAY BRIGHTON MI 48116 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| 117* E 70 FT OF W 250 FT OF GOVT LOT 3 N OF S 40 ACRES SEC 14 T26N R16W P.A. 1009 E. SOUTH SHORE DRIVE [[217/135 MLC; 3/88 WD 225/971; 10/95 298/728 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$390 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 315,630 | 325,414 |
| 2. ASSESSED VALUE: | | 457,200 | 582,000 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 457,200 | 582,000 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
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| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

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L-4400

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| | | | |
|---|--|--|-------------------------------------|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-165-00 PROPERTY ADDRESS: 999 SOUTH SHORE DR E FRANKFORT, 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: POLLINA FRANK S POLLINA GAIL S 659 N GLENGARRY BLOOMFIELD HILLS MI 48301 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: 118* E 80 FT OF W 180 FT OF GOVT LOT 3 N OF S 40 A SEC 14 T26N R16W P.A. 999 E. SOUTH SHORE DRIVE [7/91 251/815 MLC; 7/91 280/770 WD; | CALCULATION CHANGES | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$251 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 202,623 | 208,904 | 6,281 |
| 2. ASSESSED VALUE: | 567,300 | 710,000 | 142,700 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 567,300 | 710,000 | 142,700 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR JILL BROWN | PHONE # (231) 881-4000 | EMAIL TOWNSHIPASSESSING@GMAIL.COM | |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-166-00 PROPERTY ADDRESS: 981 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: STANSELL JAMES P & RHONDA L 1997 VALLEY BROOK DR OKEMOS MI 48864 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 119* W 100 FT OF GOVT LOT 3 N OF S 40 A SEC 14 T26N R16W P.A. 981 E. SOUTH SHORE DRIVE [[251/704 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$315 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 254,987 | 262,891 | 7,904 | | |
| 2. ASSESSED VALUE: | 721,500 | 899,600 | 178,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 721,500 | 899,600 | 178,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-168-00 PROPERTY ADDRESS: FIGG RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WALKER BERND & CORINNE PO BOX 427 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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 checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | | |
| | Exempt As "Development Property": | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | | |
| LEGAL DESCRIPTION: | | CALCULATION CHANGES | | | |
| 122* W 1/2 OF NE 1/4 OF SW 1/4 SEC 14 T26N R16W 20 A M/L [[155/104; 174/632; 181/695; 195/918; 213/236; 1/91 248/320 WD; MISC 22/408; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$18 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 26,509 | 27,330 | 821 | | |
| 2. ASSESSED VALUE: | 175,000 | 87,500 | -87,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 175,000 | 87,500 | -87,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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L-4400

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-169-00 PROPERTY ADDRESS: 1347 FIGG RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: STROM FAMILY COTTAGE TRUST 14710 RILEY ST HOLLAND MI 49424 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| NW 1/4 OF SW 1/4 EXC S 1/2 OF SW 1/4 OF NW 1/4 OF SW 1/4 DESC AS BEG AT W 1/4 COR SEC; TH N 89°02'30" 1314.31 ALG E-W 1/4 LN TO NE COR NW 1/4 OF SW 1/4; TH S 00°54' 23" E 1313.11 FT ALG E LN TH S 89°05'55" W 658.42 FT ALG S LN; TH N 00°51'04" W 328.11 FT; TH S 89°05'04" W 685.11 FT TO W LN SEC; TH N 00°47'44" W 983.85 FT TO POB SUB TO ROW SEC 14 T26N R16W 34.68 A M/L (SURVEY ACREAGE CHANGED 2011) P.A. 1347 FIGG ROAD [[12/77 169/954 QC; 12/95 301/502 TRST; 12/95 301/506 WD; 12/03 500/645 CWD; 11/10 2010S-00053 SRVY; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$68 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 55,398 | 57,115 | | |
| 2. ASSESSED VALUE: | | 255,800 | 254,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 255,800 | 254,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | | | |
|---|---|---------------------------------------|----------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-170-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GORBITZ CAROL 3960 CURRAN RD BUCHANAN MI 49107 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: 123A* S 1/2 OF SW 1/4 OF NW 1/4 OF SW 1/4 SEC 14 T26N R16W 5 A M/L [[12/78 175/430 WD; 7/83 WD 197/63; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$15 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 11,917 | 12,286 | 369 | | |
| 2. ASSESSED VALUE: | 46,900 | 46,900 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 46,900 | 46,900 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-171-00 PROPERTY ADDRESS: 1280 GRAVES RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PLINSKI ARTHUR L JR & 1154 GRAVES RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 124* PT OF SW 1/4 OF SW 1/4 LYING E OF A LN 968.42 FT E OF W LN OF SEC N OF GRAVES RD SEC 14 T26N R16W 10 A M/L SPLIT 1988; 1989 P.A. 1280 GRAVES ROAD [[214/28; 6/88 WD 228/121-122; 3/89 LC 233/80; 2/94 282/ 58 WD; 2/94 282/431 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$32 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 46,509 | 47,950 | | |
| 2. ASSESSED VALUE: | | 99,800 | 109,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 99,800 | 109,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-171-01 PROPERTY ADDRESS: 1211 FIGG RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KLINE STEVEN 1211 FIGG RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| COM SW COR SEC 14 N 36'00" E 1061.88 FT TO POB N 36'00" E 250 FT S 89° 30'40" E 968.42 FT S 33'40" W 250 FT S 89° 30'40" E 968.60 FT TO POB SEC 14 T26N R16W 5.56 A M/L SPLIT 1988 PT 05-001-171-05 SPLIT & COMB HERE FOR 1995 001-171-02 & 06 COMB HERE FOR 1998 PER ASSESSOR SPLIT TO 001-171-11 FOR 2006 LDA 10/05 P.A. 1211 FIGG RD | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$97 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 142,878 | 147,307 | | |
| 1. TAXABLE VALUE: | | 222,000 | 217,200 | | |
| 2. ASSESSED VALUE: | | | -4,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 222,000 | 217,200 | | |
| | | | -4,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-171-03 PROPERTY ADDRESS: 1123 FIGG RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CASTELO ANGELA M & GREEN MICHAEL S 14508 GEORGIAN BAY HOLLAND MI 49424 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 124C* COM SW COR SEC 14 N 561.58 FT TO POB N 250 FT S 89 DEG 30'40 568.94 FT TO POB SEC 14 T26N R16W 3.3 A M/L SPLIT 1989 P.A. 1123 FIGG ROAD [[7/88 WD 228/183; 7/88 WD 228/819; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$70 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 56,294 | 58,039 | | |
| 2. ASSESSED VALUE: | | 113,700 | 112,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 113,700 | 112,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-171-04 PROPERTY ADDRESS: 1079 FIGG RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BANKSTON MAX & LINDSEY 580 CRYSTAL AVE FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| 124D* COM SW COR SEC 14 N 51.76 FT TO POB N 510.12 FT S 89 DEG 30'40 ALG C/L N 88 DEG 7'15 S 31 DEG 45'25 TO POB SEC 14 T26N R16W 3.8 A M/L SPLIT 1989 [[7/88 WD 228/197; 1/92 256/589 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$14357 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 56,828 | 416,789 | 359,961 | | |
| 2. ASSESSED VALUE: | 69,000 | 418,700 | 349,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 69,000 | 418,700 | 349,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) New Construction | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-171-05 PROPERTY ADDRESS: 1154 GRAVES RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PLINSKI ARTHUR L JR & PLINSKI FLORENCE 1154 GRAVES RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| 124E* COM SW COR N 1061.88 FT E 568.42 FT S 250 FT TO POB E 400 FT S 710.73 FT TO C/L GRAVES RD NWLY ALG GRAVES RD C/L TO PT S OF POB N TO POB SEC 14 T26N R16W 5.7 A M/L SPLIT 1989 PT SPLIT & COMB W/05-001-171-01 FOR 1995 SPLIT TO 001-171-06 FOR 1997 P.A. 1154 GRAVES ROAD [[9/88 LC 229/833; 4/89 233/570 & 571 WD'S; BP 10/92; 12/95 302/517 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$73 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 108,244 | 111,599 |
| 2. ASSESSED VALUE: | | 165,900 | 162,900 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 165,900 | 162,900 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-171-11 PROPERTY ADDRESS: 1165 FIGG RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ELLSWORTH EDWARD K 1165 FIGG RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| COM SW COR SEC 14 N 36'00" E 811.88 FT TO POB N 36'00" E 250 FT S 89° 30'40" E 968.60 FT S 33'40" W 250 FT N 89° 30'40" E 968.77 FT TO POB SEC 14 T26N R16W 5.56 A M/L P.A. 1165 FIGG RD SPLIT FROM 001-171-01 FOR 2006 LDA 10/05 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$103 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 152,177 | 156,894 | | |
| 1. TAXABLE VALUE: | | 220,100 | 215,900 | | |
| 2. ASSESSED VALUE: | | | -4,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 220,100 | 215,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|---|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-172-01 PROPERTY ADDRESS: 1063 GRAVES RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WALTON HUGH JON 2648 CRYSTAL DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| P/O SW ¼ OF SW ¼ OF SEC 14 T26N R16W LYING S OF ELLEN STREET HWY AKA GRAVES RD DESC AS BEG AT SW CRNR OF SAID SEC 14 TH ALNG W LNE N01°52'00"E 51.51 FT TO CNTRLNE OF CO HWY; TH ALNG CNTRLNE (4) COURSES: NEERLY CRV TO L 129.80 FT. RAD OF 309.71 AND A CHRD AND DIST OF N45°00'04"E 128.85 FT TH N32°59'42"E 57.67 FT TH NEERLY ALNG CRV TO R 176.83 FT RAD OF 168.52 FT AND CHRD AND DIST OF N63°03'22"E 168.83FT TH S86°52'58"E 219.21 FT LEAVING CNTRLNE, S01°52'00"W 270.82 FT TO S LINE OF SEC 14; TH N88°12'42"W 485.00 FT TO POB. 2.54 A +/- SUBJ TO ROW FOR COUNTY RD AND ANY ESMNTS, RSRVTNS RSTRCTNS OR ROW OF RECORD, IF ANY. ALSO SUBJ TO AND TGTHR WITH A 20-FOOT WIDE ESMNT FOR A COMMON DRIVE AS SURVEYED AND RECORDED SPLIT/COMBINED ON 03/01/2022 FROM 05-001-172-00; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$668 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| 1. TAXABLE VALUE: | | 20,569 | 37,306 |
| 2. ASSESSED VALUE: | | 77,000 | 92,700 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 77,000 | 92,700 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | New Construction | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
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PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| | | | | | |
|---|---|--|-------------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-172-02 | | | | |
| | PROPERTY ADDRESS: GRAVES RD FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WILSON EDWARD & WILSON SHARI JTWROS 8 CHRISTY LANE YORKVILLE IL 60560 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: P/O SW ¼ OF SW ¼ OF SEC 14 T26N R16W LYING S OF ELLEN STREET HWY AKA GRAVES RD DESC AS BEG AT SW CRNR OF SEC14 TH ALNG S LNE S88°12'42"E 485FT TO POB TH N01°52'00"E 270.82 FT TO CNTRLNE OF COUNTY HWY; TH ALNG CNTRLNE 5 COURSES S86°52'58"E 99.14 FT TH SEERLY CRV TO R 254.73FT RAD OF 458.37 AND A CHRD AND DIST OF S70°54'10"E 251.47 FT TH S55°02'02"E 114.44 FT TH SEERLY ALNG CRV TO L 186.71FT RAD OF 763.94FT AND CHRD AND DIST OF S62°03'28"E 186.25 FT TH S68°59'50"E 149.28 FT TO POINT OF INTERSCTNOF CNTRLNE W/S LNE OF SEC14 TH N88°12'42"W 743.48FT TO POB. 2.72 A +/- SUBJ TO ROW FOR COUNTY RD AND ANY ESMNTS, RSRVTNS RSTRCTNS OR ROW OF RECORD, IF ANY. ALSO SUBJ TO AND TGTHR WITH A 20-FOOT WIDE ESMNT AS SURVEYED AND RECORDED. SPLIT/COMBINED ON 03/01/2022 FROM 05-001-172-00; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$641 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 22,025 | 38,100 | 16,075 | | |
| 2. ASSESSED VALUE: | 35,200 | 38,100 | 2,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 35,200 | 38,100 | 2,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-173-00 PROPERTY ADDRESS: 1442 GRAVES RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GRAVES FAMILY LLC JUDY GROULX PO BOX 868 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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 checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| | Exempt As "Development Property": | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| LEGAL DESCRIPTION: | | CALCULATION CHANGES | |
| SECTION 14, T26N, R16W W ½ OF SE¼ OF SW ¼ & N ¼ OF W ½ OF SW¼ OF SE 1/4. 25 A +/- AND E ½ OF SE¼ OF SW¼ AND S ¾ OF W ½ OF SW¼ OF SE¼. 35 A +/- AND A PARCEL 16 RODS N & S AND 25 RODS E & W IN SE CRNR OF E ½ OF NE ¼ OF SW ¼. 2 ½ A +/- AND E ½ OF SW¼. 20 A +/- 82.5 A M/L 10-05-001-167-00 COMB HERE--1984 P.A. 1442 GRAVES ROAD | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$138 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 203,692 | 210,006 |
| 2. ASSESSED VALUE: | | 805,800 | 800,500 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 805,800 | 800,500 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-175-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: COLD BROOK SPRINGS PARK GENE HEERINGA PO BOX 738 GRANDVILLE MI 49468-0738 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: 127A* NW 1/4 OF SE 1/4 EXC S 140 FT OF E 75 FT OF N 410 FT SEC 14 T26N R16W 39 A M/L | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | % 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 | | | | |
| 1. TAXABLE VALUE: | Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$44 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 35,591 | 36,694 | 1,103 | | |
| 2. ASSESSED VALUE: | 211,400 | 211,400 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 211,400 | 211,400 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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THIS IS NOT A TAX BILL**L-4400****Notice of Assessment, Taxable Valuation, and Property Classification**

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-176-00 PROPERTY ADDRESS: 1958 GRAVES RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WALKER STUART PO BOX 508 ELBERTA MI 49628 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| E 1/2 OF SE 1/4 & S 140 FT OF N 410 FT OF E 75 FT OF NW 1/4 OF SE 1/4 SEC 14 T26N R16W 81 A M/L P.A. 1958 GRAVES ROAD P.A. 1030 LOBB ROAD (DEMO) 05-001-128-00, 128-02, & 376-00 COMB HERE FOR 2019 VALUE ONLY COMBINE ON 9.28.2020 INTO 05-001-176-01 FOR VALUE PURPOSES ONLY RE-DIVIDED INTO SEPARATE PARCELS FOR 2024 PER OWNER REQ [[06/00 372/932 QC; 10/04 BP; 10/08 2008R-05279 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$406 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 328,755 | 338,946 | 10,191 | | |
| 2. ASSESSED VALUE: | 583,700 | 582,200 | -1,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 583,700 | 582,200 | -1,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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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.

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|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-177-00 PROPERTY ADDRESS: 959 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CONDON ROBERT L 959 SOUTH SHORE DR E FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 128A* E 100 FT OF GOVT LOT 1 N OF S SHORE RD SEC 15 T26N R16W P.A. 959 E SOUTH SHORE DRIVE [[6/91 251/604 QC; BP 4/92; 7/94 286/83 QC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$179 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 263,681 | 271,855 | 8,174 | | |
| 1. TAXABLE VALUE: | 263,681 | 271,855 | 8,174 | | |
| 2. ASSESSED VALUE: | 739,300 | 917,100 | 177,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 739,300 | 917,100 | 177,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-179-00 PROPERTY ADDRESS: TREETOPS LN FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CONDON FAMILY TRUST 959 SOUTH SHORE DR E FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 129A* W 100 FT OF E 200 FT OF G.L. #1 LYING N OF NEW S. SH. DR. EXC N 200 FT THERE OF EASE SEC 15 T26N R16W 10-05-001-178-00 COMB HERE 1990 [[11/88 WD 231/416; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$ | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 81,800 | 81,800 | 0 | | |
| 2. ASSESSED VALUE: | 81,800 | 81,800 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 81,800 | 81,800 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-180-00 PROPERTY ADDRESS: 943 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ROBINSON ANDREW DOUGLAS & KARA KIRSHNER 241 VILLAGE WAY BOWLING GREEN KY 42103 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 129A-1* BEG 100 FT W OF E LN OF GL#1 & AT THE WATERS EDGE OF CRY LK W 100 FT S 200 FT E 100 FT N 200 FT TO POB SEC 15 T26N R16W P.A. 943 E. SOUTH SHORE DRIVE [(3/77 166/237 WD; 10/77 166/238 WD; 8/91 252/609 WD; 5/93 275/848 LC; 11/95 301/463 MLC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$-2964 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 414,867 | 340,552 | -74,315 | | |
| 2. ASSESSED VALUE: | 677,100 | 717,100 | 40,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 677,100 | 717,100 | 40,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) Improvement Demo/Removed | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-181-00 PROPERTY ADDRESS: 933 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HOUSER AC FAMILY TRUST 109 TUSCANY WAY GEORGETOWN TX 78633-4497 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| PT OF GOVT LOT #1 DESC AS COM AT E 1/4 COR OF SEC TH W 199.28 FT N 00° 54'20" W 1894.43 FT TO PT NR SHR CRYSTAL LAKE & POB TH ALG SHR N 82° 08'05" W 101.46 FT TH S 00° 55'45" E 241.88 FT TH S 88° 32'00" E 100.27 FT TH N 00° 05'20" W 230.73 FT TO POB RD ROW RIP RGHTS PARCEL "A" SRVY SEC 15 T26N R16W .55 A M/L DESC CORR FOR 2001 SPLIT TO 001-181-10 20 & 30 FOR 2007 LDA 02/06 P.A. 933 E SOUTH SHORE DR | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$527 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 426,449 | 13,219 | | |
| 2. ASSESSED VALUE: | | 673,800 | 178,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 673,800 | 178,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-181-10 PROPERTY ADDRESS: TREETOPS LN FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HOUSER AC FAMILY TRUST 109 TUSCANY WAY GEORGETOWN TX 78633-4497 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| PT OF GOVT LOT #1 DESC AS COM AT E 1/4 COR OF SEC TH S 89°02'30"W 199.28 FT TH N 00° 54'20" W 1216.96 FT TO POB TH N 00°54'00" W 446.74 FT TH N 88°32'00" W 100.27 FT TH S 00°55'45" E 450.89 FT TH N 89°05'40" E 100.01 FT TO POB PRCL "B" SRVYSEC 15 T26N R16W 1.03 A M/L SPLIT FROM 10-05-001-181-00 FOR 2007 LDA 02/06 DESC CORR FOR 2018 (420.89 FT TO 450.89 FT) [[05/07 2007R-02634 WD; 08/08 2008R-04116 EASE; 10/08 2008R-05031 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$69 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 55,789 | 57,518 | 1,729 | | |
| 2. ASSESSED VALUE: | 82,500 | 82,500 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 82,500 | 82,500 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-181-20 PROPERTY ADDRESS: TREETOPS LN FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BRELAND REED & CYNTHIA 4923 MALTESE CT NE BELMONT MI 49306 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| PT OF GOVT LOT #1 DESC AS COM AT E 1/4 COR OF SEC TH W 199.28 FT N 00° 54'20" W 846.96 FT TO POB TH N 00° 54'30" W 370 FT W 100.01 FT TH S 00° 55'45" E 370 FT E 99.86 FT TO POB PRCL "C" SRVY SEC 15 T26N R16W .849 A M/L SPLIT FROM 001-181-00 FOR 2007 LDA 02/06 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$41 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 32,991 | 34,013 | 1,022 | | |
| 2. ASSESSED VALUE: | 82,500 | 82,500 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 82,500 | 82,500 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-181-30 PROPERTY ADDRESS: TREETOPS LN FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ADAMO ANGELO DANIEL & LAIDLAW KATHARINE HOWARD 752 PRESERVATION PLACE MOUNT PLEASANT SC 29464 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| PT OF GOVT LOT #1 DESC AS COM AT E 1/4 COR OF SEC TH W 199.28 FT N 00° 54'20" W 468.71 FT TO POB N 00° 54'20" W 378.25 FT TH W 99.86 FT TH S 00° 55'45" E 366.78 FT TH S 84° 20'45" E 100.36 FT TO POB PRCL "D" SRVY SEC 15 T26N R16W .85 A M/L SPLIT FROM 001-181-00 FOR 2007 LDA 02/06 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$19 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 15,487 | 15,967 | 480 | | |
| 2. ASSESSED VALUE: | 21,600 | 22,700 | 1,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 21,600 | 22,700 | 1,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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L-4400

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-182-00 PROPERTY ADDRESS: 917 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LEE SUZANNE TRUST B 102 ONE CALVIN CIRCLE EVANSTON IL 60201 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | | .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: | | CALCULATION CHANGES | | | |
| 131* N 180 FT OF W 50 FT OF E 350 FT OF GOVT LOT 1 SEC 15 T26N R16W P.A. 917 E. SOUTH SHORE DRIVE [[5/75 URLC; 207/979; 204/505; 7/93 272/845 WD; 01/96 302/236 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$182 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 147,421 | 151,991 | 4,570 | | |
| 2. ASSESSED VALUE: | 373,900 | 463,000 | 89,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 373,900 | 463,000 | 89,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-183-00 PROPERTY ADDRESS: 909 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LEAHY JOHN G TRUSTEE 9127 WEMBLY WOODS DR SAINT LOUIS MO 63126 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 131A* W 50 FT OF E 400 FT OF N 180 FT SEC 15 T26N R16W P.A. 909 E. SOUTH SHORE DRIVE [I 12/83 200/802; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$155 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 125,535 | 129,426 | 3,891 | | |
| 1. TAXABLE VALUE: | 125,535 | 129,426 | 3,891 | | |
| 2. ASSESSED VALUE: | 342,000 | 431,200 | 89,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 342,000 | 431,200 | 89,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-184-00 PROPERTY ADDRESS: 895 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: TASHJIAN BETH AND CONROY WILLIAM 22797 FREDERICK ST FARMINGTON MI 48336 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 132* COM E 1/4 COR W 398.4 FT N 1725.34 FT TO PT 150 FT S O OF C/L S SHORE RD & POB W 50.13 FT N 178.49 FT TO PT NR SH CRYSTAL LK E ALG SH 50.18 FT S 176.58 FT TO POB SEC 15 T26N R16W P.A. 895 E. SOUTH SHORE DRIVE [[1/75 166/476 QC; 5/78 173/604-606 QC'S; 8/61 173/192 WD 5/88 227/220 QC; 5/88 227/221 WD; 9/88 WD 229/804; 10/90 245 /958 LC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$147 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 119,319 | 123,017 | 3,698 | | |
| 2. ASSESSED VALUE: | 348,800 | 438,000 | 89,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 348,800 | 438,000 | 89,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|--|
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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-185-00 PROPERTY ADDRESS: 1792 TREETOPS LN FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BLESSING BETSEY B REV LVNG TRST PO BOX 913 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| COM AT E 1/4 COR OF SEC 15 S 89° 02'52" W 298.57 FT ALG S LN OF GL #1 N 00° 55'45" W 1246.97 FT N 00° 59'43" W 200 FT S 88° 56'24" W 100.37 FT TO POB S 88° 56'24" W 100.37 FT N 01° 01'12" W 278.25 FT N 88° 49'34" E 100.43 FT S 01° 00'28" E 278.45 FT TO POB SUBJ ESMNT SEC 15 T26N R16W .64 A M/L SRVY PARCEL "1" SPLIT TO 001-185-01 05 & 06 FOR 2006 LDA 6/05 BOUNDRY CHANGE FOR 2008 LDA 02/07 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$251 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 369,806 | 381,269 | 11,463 | | |
| 2. ASSESSED VALUE: | 577,500 | 572,000 | -5,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 577,500 | 572,000 | -5,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-185-01 PROPERTY ADDRESS: 889 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BLAKENEY FAMILY TRUST 1805 VIA SAGE SAN CLEMENTE CA 92673 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 133A* N 180 FT OF W 50 FT OF E 500 FT GOVT LOT 1 SEC 15 T26N R16W P.A. 889 E. SOUTH SHORE DRIVE [[6/77 165/293 WD; 11/78 173/607 WD; BP 5/92; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$304 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 246,192 | 253,823 | | |
| 2. ASSESSED VALUE: | | 421,000 | 509,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 421,000 | 509,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-185-02 PROPERTY ADDRESS: KNAPP RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: JDJH LLC 590 BELLOWS AVE FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | |
| 133B* S 400 FT OF W 170 FT OF E 500 FT OF GOVT LOT 1 SEC 15 T26N R16W 1.36 A M/L [[2/78 165/212 WD; 11/78 WD 175/894; 6/95 295/322 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$261 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 11,245 | 17,800 |
| 2. ASSESSED VALUE: | | 15,800 | 17,800 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 15,800 | 17,800 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-185-03 PROPERTY ADDRESS: TREETOPS LN FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HALLETT MARK A & KATHRYN 515 MAIN ST FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| COM AT E 1/4 COR OF SEC TH S 89° 02'52" W 298.57 FT TH N 00° 55'45" W 1065.10 FT TO POB TH S 88° 56'28" W 200.37 FT TH N 01° 01'12" W 218.11 FT TH N 88° 56'24" E 200.68 FT TH S 00° 59'43" E 36.25 FT TH S 00° 55'45" E 181.87 FT TO POB SEC 15 T26N R16W 1A SRVY PAR"5" EASE SPLIT TO 001-185-13- FOR 2008 LDA 02/07 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$32 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 26,100 | 26,909 |
| 2. ASSESSED VALUE: | | 26,100 | 28,800 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 26,100 | 28,800 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|---|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-185-04 PROPERTY ADDRESS: 1780 TREETOPS LN FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: STICKNEY R PAUL & JANE 6922 CAROLINA CHERRY LN SPRING TX 77389 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | |
| COM AT E 1/4 COR OF SEC TH S 89° 02'52" W 298.57 FT ALG S LN GL #1 TH N 00° 55'45" W 1246.97 FT TH N 00° 59'43" W 200 FT TO POB TH S 88° 56'24" W 100.37 FT TH N 01° 00'28" W 278.45 FT N 88° 49'34" E 100.44 FT TH S 00° 59'43" E 278.65 FT TO POB SUBJ EASE SEC 15 T26N R16W .64 A M/L PRCL "2" SRVY SPLIT FROM 001-185-00 FOR 2006 LDA 6/05 BOUNDRY CHANGE FOR 2008 LDA 2/07 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$1862 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 360,579 | 407,256 |
| 2. ASSESSED VALUE: | | 501,100 | 537,700 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 501,100 | 537,700 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | New Construction BASEMENT FINISH | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

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L-4400

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-185-05 PROPERTY ADDRESS: TREETOPS LN FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KONISKEY DAVID & KRISTEN 575 BELLOWS AVE FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| COM E 1/4 COR SEC15 T26N R16W TH S 89°02'52" W 298.57 FT ALG S LN GL #1 TH N 00°55'45" W 1246.97 FT TH N00°59'43"W 36.25 FT TH S 88°56'24" W 100.34 FT TO POB TH CONT S 88°56'24" W 100.34 FT TH N 01°01'12" W 163.75 FT TH N 88°56'24" E 100.37 FT TH S 01°00'28" E 163.75 FT TO POB TGTHR W/ESMNT OVER KNAPP RD IN WSTRLY DIRECTION FROM EASTERN LNE OF ACCESS ESMNT 'A' TO THOMAS RD, ALSO TGTHR W/ACCESS ESMNT A AND P/O ACCESS ESMNT B, .38 A+/- SPLIT FROM 001-185-00 FOR 2006 PARCEL "3" SRVY LDA 6/05 BOUNDRY CHANGE FOR 2008 LDA 02/07 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$77 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 62,511 | 64,448 | 1,937 | | |
| 2. ASSESSED VALUE: | 91,500 | 91,500 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 91,500 | 91,500 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-185-06 PROPERTY ADDRESS: TREETOPS LN FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ACKER SARAH MAXWELL & ACKER JULIA DEBERNIERE 3070 17TH ST BOULDER CO 80304 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: | CALCULATION CHANGES | | |
| COM E 1/4 COR SEC 15 S 89° 02'52" W 298.57 FT ALG LN GL #1 N 00° 55'45" W 1246.97 FT TH N 00° 59'43" W 36.25 FT TO POB TH S 88° 56'24" W 100.34 FT N 01° 00'28" W 163.75 FT N 88° 56'24" E 100.37 FT TH S 00° 59'43" E 163.75 FT TO POB SBJ TO ESMNT SEC 15 T26N R16W .38 A M/L SPLIT FROM 001-185-00 FOR 2006 LDA 6/05 BOUNDRY CHANGE FOR 2008 LDA 02/07 | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$61 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 49,347 | 50,876 | 1,529 |
| 2. ASSESSED VALUE: | 91,500 | 91,500 | 0 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 91,500 | 91,500 | 0 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR JILL BROWN | PHONE # (231) 881-4000 | EMAIL TOWNSHIPASSESSING@GMAIL.COM | |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-185-13 PROPERTY ADDRESS: 1690 TREETOPS LN FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HALLETT MARK A & KATHRYN 515 MAIN ST FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| COM AT E 1/4 COR OF SEC TH S 89° 02'52" W 298.57 FT TH N 00° 55'45" W 846.97 FT TO POB TH S 88° 56'24" W 200.06 FT TH N 01° 01'12" W 218.11 FT TH N 88° 56'28" E 200.37 FT TH S 00° 55'45" E 218.13 FT TO POB SEC 15 T26N R16W 1A SRVY PAR"6" EASE SPLIT FROM 001-185-03 FOR 2008 LDA 02/07 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$1673 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 26,985 | 68,921 | 41,936 | | |
| 2. ASSESSED VALUE: | 59,800 | 69,600 | 9,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 59,800 | 69,600 | 9,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) Partial Construction | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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L-4400

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| | | | |
|---|---|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-186-00 PROPERTY ADDRESS: 877 SOUTH SHORE DR E FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PFEIFFER ELIZABETH MARSHALL & BRENT & PFEIFFER DAVID ELIZABETH PFEIFFER KLOSKOSKI 877 SOUTH SHORE DR E FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| 134* N 200 FT OF E 100 FT OF W 163.8 FT OF E 1/2 OF GOVT LOT 1 EXC COM AT E 1/4 COR OF SEC W 661.31 FT N TO A PT 200 FT FROM CRY LK N 34.45 FT E 164.26 FT S 39.30 FT E 164.26 FT TO POB PAR A -SURVEY SEC 15 T26N R16W P.A. 877 EAST SOUTH SHORE DRIVE [[11/77 166/925 WD; 166/941 QC; 184/401 QC; 10/80 WD 184/399; 9/83 WD 198/562; 8/94 286/1153 QC; 11/95 300/849 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$90 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 131,986 | 136,077 |
| 2. ASSESSED VALUE: | | 377,500 | 477,400 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 377,500 | 477,400 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-187-00 PROPERTY ADDRESS: 839 E THOMAS RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ROBISON DARLENE PO BOX 573 FRANKFORT MI 49635-0188 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| COM @ E 1/4 COR OF SEC S 89°02'30" W, 661.13 FT TO SW COR OF E 1/2 OF G.L. #1; N 01°00'25" W, 1626.46 FT; TH N 88°59'30" E, 10 FT TO POB; TH N 88°59'30" E, 154.14 FT; TH N 00°58'20" W, 120 FT; TH S 89°59'30" W, 144.21 FT TO PT 20 FT E OF W LN E 1/2 GL 1; TH N 01° 00' 25" W PAR W LN TO PT 5 FT S C/L S SHORE RD; E'LY PAR TO C/L TO PT 108 FT E OF W LN E 1/2 GL 1; TH N 01°00'25" W TO CRYSTAL LK; TH W'LY ALG SHORE TO PT 54 FT E OF W LN OF E 1/2 OF GL 1; S 01°00'25" E TO PT 5 FT N OF C/L S SHORE RD; TH W'LY PAR W/ C/L TO PT 10 FT E OF W LN OF E 1/2 OF GL 1; TH S 01°00'25" E TO POB SEC 15 T26N R16W SEE SURVEY L1/P830 FOR DETAILS | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | |
| P.A. 839 E. THOMAS ROAD DESC UPDATED FOR 2019 [[9/81 189/260; 12/82 QC 194/339; 5/83 MLC 197/728; 208/385 SURVEY; 9/89 WD | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$150 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| 1. TAXABLE VALUE: | | 221,370 | 228,232 |
| 2. ASSESSED VALUE: | | 380,300 | 476,600 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 380,300 | 476,600 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-188-00 PROPERTY ADDRESS: 845 E THOMAS RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SKIERSKI TRUST 349 SOUTHERN HILLS DR MC KINNEY TX 75069-1257 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 134C* COM AT E 1/4 COR OF SEC W 661.13 FT TO SW COR OF E 1/2 G.L. #1 N 1511.46 FT TO POB E 164.07 FT N 115 FT W 154.14 FT TO A PT 10 FT E OF W LN OF E 1/2 OF G.L. #1 N TO A PT 5 FT N OF CTR LN OF S SHORE RD E'LY TO A PT 54 FT E OF W LN OF E 1/2 OF G.L. #1 N TO WATERS OF CRY LK W'LY TO W LN OF E 1/2 OF G.L. #1 S TO POB RIP. RGTS SEC 15 T26N R16W .24 A M/L P.A. 845 THOMAS ROAD [[12/74 155/800; 12/82 194/339; 5/83 197/728; 7/85 208/382; 8/87 QC 222/730; 9/89 WD 238/864-865; 10/89 WD 238/866-867; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$233 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 188,175 | 194,008 | | |
| 2. ASSESSED VALUE: | | 438,400 | 534,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 438,400 | 534,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-189-00 PROPERTY ADDRESS: 775 SOUTH SHORE E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SCHROER SUSANNE F DYNASTY TRUST 20700 BEACHCLIFF B LVD ROCKY RIVER OH 44116 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| COM E 1/4 COR SEC 15 TH N 88 DEG 53'14" W 1322.30 FT TH ALG W LN GL#1 N 00 DEG 53'46" E 880.50 FT TO C/L THOMAS RD & POB TH N 00 DEG 53'46" E 616.62 FT TH S 89 DEG 06' 14" E 120 FT TH N 00 DEG 53' 46" E 353.52FT TO S ROW LN SOUTH SHORE DRIVE TH ALG S ROW N 79 DEG 53' 03" W 121.57 FT TH N 00 DEG 53' 46" E 80.81 FT TO PT NR WTR CRY LK TH ALG TRVS LN S 84 DEG 33'24"E 411.40 FT TH S 12 DEG 35.04"W 38.71 FT TH S 11 DEG 05'11"W 37.31 FT TH S 69 DEG 20'03"E 23.92 FT TH S 04 DEG 45'19"E 160.68 T TH S 81 DEG 51'47"E 41.46 FT TH S 17 DEG 38'31"E 86.22 FT TH S 01 DEG 46'56"E 29.06 FT TH S 21 DEG 13'19"W 58.99 FT TH S 52 DEG 19'39"W 39.03 FT TH N 83 DEG 49'21"E 159.43 FT TO PT ON E ROW THOMAS RD TH ALG ROW THE FOL 3 COURSES: ALG ARC OF LFT CRV (R=496.47 FT, I=22 DEG 38'06", CRD=S 21 DEG 43'59"W 194.86 FT) 196.14 FT AND S 10 DEG 24'56"W 99.60 FT AND ALG ARC OF RT CRV (R=431.06 FT, I=53 DEG 31'46", CRD=S 37 DEG 10'49"W 388.24 FT) 402.73 FT TO C/L KNAPP RD TH N 49 DEG 54'53 W 36.38 FT TO C/L | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$982 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| 1. TAXABLE VALUE: | 794,133 | 818,751 | 24,618 | | |
| 2. ASSESSED VALUE: | 2,271,500 | 2,270,600 | -900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 2,271,500 | 2,270,600 | -900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| | | | | | | |
|---|--|--|--|----------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | | |
| | PARCEL NUMBER: 05-001-189-10 PROPERTY ADDRESS: 807 E THOMAS RD FRANKFORT, MI 49635 | | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FINLEY MARJORIE TRUST 5814 W 85TH ST OVERLAND PARK KS 66207 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | | |
| COM AT E 1/4 COR OF SEC N 88° 53'14" W 661.28 FT N 01° 05'53" E 651.64 FT S 54° 14'33" E 198.80 FT N 01° 02'41" E 673.99 FT TO POB N 70° 06'35" W 304.47 FT N 10° 24'56" E 9.09 FT TH ALG ARC OF CRV TO RT W/ CHRD N 21° 43'59" E 196.14 FT TH N 33° 03'02" E 86.27 FT TH ALG ARC OF CRV TO LFT W/ CHRD N 32° 00'59" E 15.65 FT TH S 01°02'45" W 76.58 FT S 89° 02'43" E 164.05 FT S 01° 02'41" W 299.87 FT TO POB SEC 15 T26N R16W 1.56 A M/L PARCEL A SRVY SPLIT FROM 001-189-00 FOR 2002 LDA 12/01 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$199 | | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 161,123 | 166,117 | 4,994 | | |
| 2. ASSESSED VALUE: | | 315,200 | 314,800 | -400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 315,200 | 314,800 | -400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | | |
| ASSESSOR | | PHONE # | | EMAIL | | |
| JILL BROWN | | (231) 881-4000 | | TOWNSHIPASSESSING@GMAIL.COM | | |
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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-189-20 PROPERTY ADDRESS: 801 E THOMAS RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KNUTSEN KENNETH & VIRGINIA 801 E THOMAS RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| COM AT E 1/4 COR OF SEC N 88° 53'14" W 661.28 FT N 01° 05'53" E 608.88 FT TO POB N 49° 51'54" W 271.59 FT N 35° 45'47" E 347.14 FT N 55° 01'47" W 120.32 FT N 816 46'21" W 49.17 FT TH ALG ARC OF CRV TO LFT W/ CHRD N 16° 07'10" E 85.79 FT TH N 10° 24'56" E 90.51 FT S 70° 06'35" E 304.47 FT S 01° 02'41" W 673.99 FT N 54° 14'33" W 198.80 FT S 01° 05'53" W 42.76 FT TO POB SEC 15 T26N R16W 4.18 A M/L PARCEL B SRVY SPLIT FROM 001-189-00 FOR 2002 LDA 12/01 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$119 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 175,431 | 180,869 | 5,438 | | |
| 2. ASSESSED VALUE: | 328,200 | 321,400 | -6,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 328,200 | 321,400 | -6,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-189-30 PROPERTY ADDRESS: E THOMAS RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FINLEY MARJORIE TRUST 5814 W 85TH ST OVERLAND PARK KS 66207 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| COM AT E 1/4 COR OF SEC N 88° 53'14" W 661.28 FT N 01°05'53" E 608.88 FT N 49° 51'54" W 271.59 FT TO POB N 49° 54'53" W 202.88 FT TO ROW THOMAS RD. TH ALG ARC OF CRV TO LFT W/CHRD N 42° 52'55" E 309.84 FT TH S 81° 46'21" E 49.17 FT S 55° 01'47" E 120.32 FT S 35° 45'47" W 347.14 FT TO POB SEC 15 T26N R16W 1.26 A M/L SPLIT FROM001-189-00 FOR 2002 LDA 12/01 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$25 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 20,271 | 20,899 | 628 | | |
| 2. ASSESSED VALUE: | 22,300 | 24,500 | 2,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 22,300 | 24,500 | 2,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-189-40 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SCHROER SUSANNE F DYNASTY TRUST 20700 BEACHCLIFF BLVD ROCKY RIVER OH 44116 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: SRVY PRCL D COM E 1/4 COR SEC 15 N 88° 53'14" W 661.28 FT TO POB CONT N 88° 53'14" W 661.02 FT ALG W LN GL #1 N 00° 53'46" E 880.50 FT TO C/L THOMAS RD ALG C/L CRV LFT LG CRD N 82° 18'50" E 239.20 FT N 68° 19'56" E 17.78 FT ALG CRV LFT LG CRD N 67° 11'53" E 15.76 FT TO C/L NEW S. SHORE RD(KNA: KNAPP RD) S 49° 54'53" E 239.26 FT S 49° 51'54" E 271.59 FT TO PT ON E LN OF W 1/2 OF GL #1 S 01° 05'53" W 608.88 FT TO POB SEC 15 T26N R16W 12.46 A M/L SPLIT FROM 001-189-00 FOR 2006 LDA 8/05 | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$51 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 40,927 | 42,195 | 1,268 | | |
| | 2. ASSESSED VALUE: | 130,400 | 136,100 | | |
| | 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | |
| | 4. STATE EQUALIZED VALUE (SEV): | 130,400 | 136,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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| | | | | | |
|--|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-189-50 PROPERTY ADDRESS: 785 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BARNES ROBERT C & KAREN K 7111 WETHERINTON DR WEST CHESTER OH 45069 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| COM E 1/4 COR SEC 15 TH N 88°53'14" W 1322.30 FT TH ALG W LN GL#1 N 00°53'46" E 880.50 FT TO C/L THOMAS RD TH N 00°53'46" E 616.62 FT TH S 89°06' 14" E 120 FT TH N 00°53' 46" E 353.52FT TO S ROW LN SOUTH SHORE DRIVE TH ALG S ROW N 79°53' 03" W 121.57 FT TH N 00° 53' 46" E 80.81 FT TO PT NR WTR CRY LK TH ALG TRAV LN S 84° 33'24"E 411.40 FT TO POB TH S 12° 35.04"W 38.71 FT TH S 11° 05'11"W 37.31 FT TH S 69°20'03"E 23.92 FT TH S 04°45'19"E 160.68 T TH S 81° 51'47"E 41.46 FT TH S 17°38'31"E 86.22 FT TH S 01°46'56"E 29.06 FT TH S 21°13'19"W 58.99 FT TH S 52° 19'39"W 39.03 FT TH N 83° 49'21"E 159.43 FT TO PT ON E ROW THOMAS RD TH N 33° 03'02"E 86.27 FT TH ALG ARC OF LFT CRV(R=433.63, I=02° 04'06", CRD-N 32°00'59"E 15.65 FT) 15.65 FT TH N 01°02'45"E 320.04 FT TH ALG TRAV LN N 86° 22'49"W 256.13 FT TO POB SEC 15 T26N R16W 2.02 A M/L SRVY EASE SPLIT FROM 189-00 FOR 2006 LDA 8/05 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$752 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| 1. TAXABLE VALUE: | 608,234 | 627,089 | 18,855 | | |
| 2. ASSESSED VALUE: | 959,300 | 1,163,500 | 204,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 959,300 | 1,163,500 | 204,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-189-60 PROPERTY ADDRESS: 1800 SUZIES WAY (PVT) FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CRYSTALTWO LLC 20700 BEACHCLIFF BLVD ROCKY RIVER OH 44116 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| COM E 1/4 COR SEC 15 N 88° 53'14" W 1322.30 FT TH N 00° 53'46" E 1497.12 FT TO POB TH CONT N 00° 53'45" E 373 FT TO PT ON S ROW LN SOUTH SHR DR TH ALG SD ROW LN S 79° 53'03" 121.57 FT TH S 00° 53'46" W 353.52 FT TH N 89° 06'14" W 120 FT TO POB SEC 15 T26N R16W SRVY PAR "G" 1.00 A M/L SPLIT FROM 05-001-189-00 FOR 2010 LDA 8/09 P.A. 1800 SUSIE'S WAY (TEMP) | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$421 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 340,284 | 350,832 |
| 2. ASSESSED VALUE: | | 517,300 | 512,200 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 517,300 | 512,200 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|---|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-190-00 PROPERTY ADDRESS: KNAPP RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: JDJH LLC 590 BELLOWS AVE FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: 136* E 1/2 OF GOVT LOT 1 S & W OF NEW S SHORE RD SEC 15 T27N R16W [[1/94 281/132-133 QC; 9/94 287/636 WD; | | CALCULATION CHANGES | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$1149 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | 34,486 | 63,300 |
| 1. TAXABLE VALUE: | | 63,300 | 63,300 |
| 2. ASSESSED VALUE: | | 63,300 | 0 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 63,300 | 63,300 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
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PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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THIS IS NOT A TAX BILL**L-4400****Notice of Assessment, Taxable Valuation, and Property Classification**

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-191-00 PROPERTY ADDRESS: 724 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BEIDLER ROBERT K & CAROL JEAN JT PO BOX 1136 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 83.835% INT IN COM E 1/4 COR OF SEC N 88° 55'40" W 1322.27 FT TO SE COR GL #2 N 916.56 FT TO PT 33 FT N OF C/L THOMAS RD AND POB N 80° 25' W 96.10 FT N 1046.40 FT TO PT NEAR SHR CRYSTAL LK ALG SHR S 73° 52' E 98.47 FT TO E LN GL #2 S 1035 FT TO POB W/ BEACH & RIP RIGHTS SEC 15 T26N R16W 2.3 A M/L SPLIT TO 001-191-0A 0B AND 0C FOR 2005 PER ASSESSOR COMBINED %INT FROM -0B AND -0C TO 05-001-191-00 FOR 2024 P.A. 724 E SOUTH SHORE DR | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$345 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 279,411 | 288,072 | 8,661 | | |
| 2. ASSESSED VALUE: | 474,500 | 616,500 | 142,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 474,500 | 616,500 | 142,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-191-0A PROPERTY ADDRESS: SOUTH SHORE DR E KINGSLEY, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BENNEHOFF CORNELIA TRUSTEE PO BOX 707 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 16.165% INT IN COM E 1/4 COR OF SEC N 88° 55'40" W 1322.27 FT TO SE COR GL #2 N 916.56 FT TO PT 33 FT N OF C/L THOMAS RD AND POB N 80° 25' W 96.10 FT N 1046.40 FT TO PT NEAR SHR CRYSTAL LK ALG SHR S 73° 52' E 98.47 FT TO E LN GL #2 S 1035 FT TO POB W/ BEACH & RIP RIGHTS SEC 15 T26N R16W 2.3 A M/L SPLIT FROM 001-191-00 FOR 2005 PER ASSESSOR SEE 001-191-00 0B & 0C FOR REM INT | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$65 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 52,979 | 54,621 | 1,642 | | |
| 2. ASSESSED VALUE: | 89,400 | 116,500 | 27,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 89,400 | 116,500 | 27,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-192-00 PROPERTY ADDRESS: 705 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DEVINE JOHN K 1122 FIGG RD FRANKFORT MI 49635-9151 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 138* W 122.6 FT OF E 217.6 FT OF GOVT LOT 2 N OF NEW S SHORE DR(NOW THOMAS RD) SEC 15 T26N R16W P.A. 705 EAST SOUTH SHORE DRIVE DESC CORR 2010 [[12/74 155/933; 205/510 | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$345 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 278,709 | 287,348 | 8,639 | | |
| 1. TAXABLE VALUE: | 278,709 | 287,348 | 8,639 | | |
| 2. ASSESSED VALUE: | 780,200 | 997,600 | 217,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 780,200 | 997,600 | 217,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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THIS IS NOT A TAX BILL

L-4400

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-193-00 PROPERTY ADDRESS: 645 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LEE BOF 750 FAMILY TRUST 726 IDAHO AVE APT 103 SANTA MONICA CA 90403 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| 139* E 100 FT OF W 800 FT OF G.L 2 BET CRY LK + A LN 1594 FT N OF + PAR TO S LN SD G.L SEC T26N R16W P.A. 645 E SOUTH SHORE DRIVE [[5/78 WD 171/219; 6/89 LC 234/908; 1/92 259/410 WD;BP 5/92 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$508 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 410,679 | 423,410 | 12,731 | | |
| 2. ASSESSED VALUE: | 637,500 | 815,600 | 178,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 637,500 | 815,600 | 178,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-193-10 PROPERTY ADDRESS: 665 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PJ CRYSTAL LAKE HOLDINGS LLC 31851 VALLEN CT BEVERLY HILLS MI 48025 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 139A* E 100 FT OF W 900 FT OF GL #2 BEG CRY LK & A LN 1594 FT N OF & PAR TO S LN - RIP RTS SEC 15 T26N R16W P.A. 665 E. SOUTH SHORE DRIVE [[5/79 176/454 WD; 11/82 WD 195/894; 8/89 WD 237/341; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$584 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 472,065 | 14,634 | | |
| 2. ASSESSED VALUE: | | 717,600 | 177,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 717,600 | 177,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-194-00 PROPERTY ADDRESS: 675 SOUTH SHORE DR E FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ALLEN TERRY E TRUST 3701 S FLAGLER DR #A103 WEST PALM BEACH FL 33405 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: 139B* E 100 FT OF W 1000 FT OF GL #2 N OF A LN 1594 FT N OF & PAR TO S LN OF GL #2 SEC 15 T26N R16W [[6/73 150/36; | CALCULATION CHANGES | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$261 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 211,308 | 217,858 | 6,550 |
| 2. ASSESSED VALUE: | 642,300 | 820,500 | 178,200 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 642,300 | 820,500 | 178,200 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-195-00 PROPERTY ADDRESS: 690 E THOMAS RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: THOMPSON BRUCE D & MAURINE A TRST 197 OLD COACH RD NICHOLASVILLE KY 40356-9783 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 140* W 440 FT OF E 1/2 OF GL #2 N OF THOMAS RD EXC W 340 FT OF TH PT LYING N OF A LN 1594 FT N OF & PAR TO THE S LN OF GOVT LOT 2 SEC 15 T26N R16W P.A. 691 E. SOUTH SHORE DRIVE P.A. 536 THOMAS ROAD [[11/80 184/941 MLC; 5/88 WD 228/72; 4/95 293/333 WD; 4/96 BP; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$321 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 259,774 | 267,826 | | |
| 2. ASSESSED VALUE: | | 716,900 | 980,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 716,900 | 980,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---------------------------------------|----------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-196-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PALMER PAUL E 322 E MARYKNOLL RD ROCHESTER HILLS MI 48309 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: 141* E 100 FT OF W 700 FT OF GL #2 BET CRY LK & A LN 1594 FT N OF & PAR TO S LN SEC 15 T26N R16W [[2/94 280/967; DC 289/294; 01/96 302/883 QC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$251 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 202,731 | 209,015 | 6,284 | | |
| 2. ASSESSED VALUE: | 545,500 | 723,300 | 177,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 545,500 | 723,300 | 177,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-197-00 PROPERTY ADDRESS: 607 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MILLAR LAURA R EILEEN RAUSCHERT 397 E ROYAL FERN WAY SANTA ROSA BEACH FL 32459 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 142* E 100 FT OF W 600 FT OF GL #2 BET CRY LK & A LN 1594 FT N OF & PAR TO S LN SEC 15 T26N R16W P.A. 607 EAST SOUTH SHORE DRIVE [[289/294 DC; 04/96 305/504 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$770 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 622,973 | 642,285 | 19,312 | | |
| 2. ASSESSED VALUE: | 1,080,500 | 1,257,400 | 176,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 1,080,500 | 1,257,400 | 176,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-198-00 PROPERTY ADDRESS: 583 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MODLIN CHELSEA ETAL 583 E SOUTH SHORE DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| ALL THAT P/O GOV'T LOT 2 SEC 15 T26N R16W CRYSTAL LAKE TWP BENZIE CO MI DESCR AS COMM @ SW CRNR OF GOVT LOT 2; TH N 00°58'48" E 500.72 FT TO POB SAID PNT A LNE PREV DESC AS 500 FT E OF W LNE OF GOVT LOT 2; TH S 00°53'20" W 272.93 FT TO PNT PRVSLY SURVYED BY WD MANCHESTER LNE N 89°18'57"W 100.60 FT (PREV RECORDED AS 100FT); THE S 00°53'20" W 180.41 FT TO POB. 1.045 A +/- | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| TGTHR W/ALL LANDS LYING BTWN SHORLNE TRVRSE LNE & CRYSTAL LAKE WATERS EDGE, BTWN SIDELNS EXT W/FULL RIP RIGHTS | | *Applies to all property taxable values in the State of Michigan | | | |
| SUBJ TO ANY/ALL TAKEN,USED OR DEDICATED FOR ROW ALSO SUBJ TO ALL BLDG,USE AND ESMNT RESTRICTNS IF ANY. DESCR UPDATED 2020R-03594 | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$460 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 371,989 | 383,520 | 11,531 | | |
| 2. ASSESSED VALUE: | 780,000 | 957,700 | 177,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 780,000 | 957,700 | 177,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-199-00 PROPERTY ADDRESS: 570 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MEEK NANCY 2519 SCENIC HWY FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 143A* E 119 FT OF W 400 FT OF GL #2 BET CRY LK & A LN 150 FT N OF & PAR WITH MEA LN SEC 15 T26N R16W P.A. 570 & 565 EAST SOUTH SHORE DRIVE [8/78 174/216 MLC; 10/82 193/590 MLC; 10/82 QC 193/705; 11/88 230/978 WD; 12/88 WD 232/99; BP 8/95; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$577 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 466,462 | 480,922 | | |
| 1. TAXABLE VALUE: | | 1,093,400 | 1,304,400 | | |
| 2. ASSESSED VALUE: | | 1,093,400 | 1,304,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 1,093,400 | 1,304,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-200-01 PROPERTY ADDRESS: 555 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HILLRODGERS TRUST 555 SOUTH SHORE E FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | 95.00% | | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 143C* E 81 FT OF W 281 FT OF GL #2 BET CRY LK + A LN 150 FT S OF + PAR WITH OLD MEA LN SEC 15 T26N R16W 001-200-00 COMB HERE FOR 1997 P.A. 555 EAST SOUTH SHORE DRIVE [[214/27; 5/88 227/151 WD; 11/90 247/185 WD; 4/94 282/570 WD; 4/94 282/583 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$228 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 323,043 | 333,057 | 10,014 | | |
| 2. ASSESSED VALUE: | 751,300 | 929,800 | 178,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 751,300 | 929,800 | 178,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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L-4400

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|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-201-00 PROPERTY ADDRESS: 533 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DOW J MICHAEL TRST & ALBRIGHT KIMBERLY TRST 8735 MIDNIGHT PASS RD #601B SARASOTA FL 34242 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 144* E 100 FT OF W 200 FT OF GOVT LOT 2 N OF A LN 1594 FT N OR & PAR TO S LN SEC 15 T26N R16W P.A. 533 EAST SOUTH SHORE DRIVE [[12/75 159/912; 10/77 WD 165/616; 207/578; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$970 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 784,621 | 808,944 | 24,323 | | |
| 2. ASSESSED VALUE: | 904,700 | 1,081,100 | 176,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 904,700 | 1,081,100 | 176,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-202-00 PROPERTY ADDRESS: 503 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: STEPHENSON PAULA NEIL 431 CEDAR ST NE GRAND RAPIDS MI 49503-1640 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| W 100 FT OF N 495 FT OF GOVT LOT 2 SEC 15 T26N R16W P.A. 513 & 503 EAST SOUTH SHORE DRIVE [[9/72 166/881 QC; 8/86 215/205 WD; 10/94 289/370 QC; 11/ 94 289/1160 QC; 11/94 289/1161 QC; 11/94 289/1162 QC; 05-001-202-0A REM % INTEREST COMB HERE FOR 2018 PER OWNER REQUEST | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$460 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 371,962 | 383,492 | 11,530 | | |
| 2. ASSESSED VALUE: | 623,700 | 801,800 | 178,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 623,700 | 801,800 | 178,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-203-00 PROPERTY ADDRESS: 557 E THOMAS RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HENISER DENNIS & CLARA 557 E THOMAS RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| COM AT W 1/4 COR OF SEC N 89° 01'35" E 2625.38 FT TO CNTR OF SEC N 01° 08'30" W 656.83 FT N 88° 56'17" E 233 FT TO POB N 385.04 FT TO C/L THOMAS RD ALG C/L S 82° 43'24" E 430.19 FT THENCE S 322.66 FT W 425.26 FT TO POB SEC 15 T26N R16W 3.46 A M/L SRVY P.A. 557 THOMAS RD SPLIT TO 001-203-40 FOR 2001 LDA 2/00 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$60 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 87,880 | 90,604 | | |
| 1. TAXABLE VALUE: | | 137,400 | 197,600 | | |
| 2. ASSESSED VALUE: | | | 60,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 137,400 | 197,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-203-10 PROPERTY ADDRESS: THOMAS RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WHITE BENJAMIN ERIC PIERCE JULIE 538 THOMAS RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 146A* E 1/2 OF E 1/2 OF W 1/2 OF SW 1/4 OF NE 1/4 LYING N OF THOMAS RD SEC 15 T26N R16W 2 A M/L [[10/74 150/705 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | |
| | | \$32 | | | |
| | PRIOR YEAR VALUES | CURRENT YEAR TENTATIVE VALUES | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 2024 | 2025 | | | |
| 1. TAXABLE VALUE: | 25,900 | 26,702 | 802 | | |
| 2. ASSESSED VALUE: | 25,900 | 30,000 | 4,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 25,900 | 30,000 | 4,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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| | | | | | |
|--|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-203-20 PROPERTY ADDRESS: 538 E THOMAS RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GROENWALD MARJORIE 1329 MARTIN DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| PT OF W 3/4 LYING N OF THOMAS RD OF N 1/2 OF NW 1/4 OF SW 1/4 OF NE 1/4 EXC W 30 FT THEREOF ALSO PT OF NW 1/4 OF NE 1/4 DESC AS BEG AT NW COR OF ABOVE PRCL TH N 01° 12' 27" W 60 FT TH N 88° 50' 49" E 174.86 FT TH S 01° 12' 27" E 60 FT TH S 88° 50' 49" W 174.86 FT TO POB ALSO COM W 1/4 COR; TH N 89° 0' 17" E 2625.54 FT; TH N 1° 12' 27" W 1075.72 FT TO CTR LN OF THOMAS RD; TH N 1° 12' 27" W 237.57 FT; TH N 88° 50' 49" E 204.86 FT TO POB; TH N 1° 12' 27" W 60 FT; TH N 88° 50' 49" E 453.86 FT; TH S 1° 25' 16" E 60 FT; TH S 88° 50' 49" W 454.08 FT TO POB SEC 15 T26N R16W 3.44 A M/L P.A. 538 E.THOMAS ROAD PT SPLIT TO 10-05-001-204-00 FOR 2010 & PT OF 10-05-001-204-00 COMB HERE | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$90 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| 1. TAXABLE VALUE: | 72,396 | 74,640 | 2,244 | | |
| 2. ASSESSED VALUE: | 122,300 | 182,100 | 59,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 122,300 | 182,100 | 59,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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L-4400

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-203-30 PROPERTY ADDRESS: 1534 PAUTZ RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LUXFORD ANNA & WADE 1534 PAUTZ RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 146C* S 1/2 OF W 1/2 OF SW 1/4 OF NE 1/4 SEC 15 T26N R16W 10 A M/L P.A. 1534 PAUTZ ROAD [[6/74 152/531; 9/76 QC 163/360; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$97 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 143,383 | 147,827 | 4,444 | | |
| 1. TAXABLE VALUE: | 143,383 | 147,827 | 4,444 | | |
| 2. ASSESSED VALUE: | 185,200 | 192,300 | 7,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 185,200 | 192,300 | 7,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-203-40 PROPERTY ADDRESS: 521 E THOMAS RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FRY DAVID S 521 THOMAS RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| P/O N 1/2 OF W 1/2 OF SW 1/4 OF NE 1/4 & P/O GOVT LOT 3 ALL LYING S OF THOMAS ROAD SEC 15 T26N R16W COMM @ W 1/4 CRNR OF SEC 15 TH ALNG THE E-W 1/4 LINE N89°01'35"E 2625.38 FT TO CNTR OF SEC15 TH ALNG N-S 1/4 LINE N01°08'30"W 660.00 FT TO POB TH N19°01'28"W 268.16 FT TH N08°39'03"E 171.18 FT TO CNTRLNE OF THOMAS ROAD TH ALNG CNTRLNE FOLLOWING 3 COURSES; ALNG ARC OF A CURVE TO LEFT (R = 545.09 FEET I= 01°12'54" CHORD= S82°15'23"E 11.56 FT) A DIST OF 11.56 FT S82°52'00"E 42.25 FT TO N-S 1/4 LINE AND S82°43'24"E 235.54 FT TH PARALLEL W/ N-S 1/4 LINE SO1°008'30"E 385.04 FT TO S LINE OF N 1/2 SW 1/4 OF NE 1/4 TH ALNG S LINE S88°56'17"W 233.00 FT TO N-S 1/4 LINE; TH ALNG 1/4 LINE N01°08'30"W, 3.17 FT TO POB. SEC 15 T26N R16W 2.66 A M/L | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$114 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| 1. TAXABLE VALUE: | 167,460 | 172,651 | 5,191 | | |
| 2. ASSESSED VALUE: | 259,500 | 297,500 | 38,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 259,500 | 297,500 | 38,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-203-41 PROPERTY ADDRESS: V/L THOMAS RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FRY DAVID S RUTH FRY 521 THOMAS RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| P/O GOVT LOT 3, LYING S OF THOMAS ROAD SEC 15, T26N R16W COMM@ W ¼ CRNR OF SEC15 TH ALNG E-W 1/3 LINE N89°01'35"E 2625.38 FT TO CRNR OF SEC15 TH ALNG N-S 1/4 LINE N01°08'30"W 660.00 FT TO POB TH PARALLEL W/ E-W1/4 LINE S89°01'35"W 289.33 FT TH PARALLEL W/ N-S ¼ LINE N01°08'30"W523.81 FT TO CNTRLNE OF THOMAS ROAD; TH ALNG CNTRLNE ON ARC OF A CURVE TO THE LEFT (R = 545.09 FEET, I = 27°14'18", CHORD =S68°01'47"E, 256.70 FT) A DIST OF 258.14 FT TH S08°39'03"W 171.18 FT TH S19°01'28"E, 268.16 FT TO POB SEC 15 T26N R15W 2.52 A M/L PARCEL 1 SRVY SPLIT FROM 001-203-40 FOR 2002 LDA 10/01 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$16 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 23,672 | 24,405 | 733 | | |
| 2. ASSESSED VALUE: | 32,600 | 37,600 | 5,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 32,600 | 37,600 | 5,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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| | | | | | |
|--|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-204-00 PROPERTY ADDRESS: 467 SOUTH SHORE E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BRUNNER JOHN BURGESS III ITRST 540 MARYVILLE CENTER DR STE 105 SAINT LOUIS MO 63141 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| P/O GOVT LOTS 2 & 3 SEC 15 T26N R16W COMM @ W 1/4 CRNER OF SEC 15 TH ALONG E-W 1/4 LINE N 89°00'17" E 2625.54 FT (ALSO RECORDED AS N 89°01'35"E 2625.38 FT TO CENTER OF SEC 15 TH ALONG N-S 1/4 LINE N 01°12'27" W 1075.72 FT (ALSO REC AS N 01°08'30" W 1076.03 FT) TO CENTERLINE OF THOMAS RD & POB TH N 83°03'03" W 42.20 FT (ALSO REC AS N 82°52'00" W 42.25 FT) ALONG CENTERLINE TH CONT ALONG CENTERLINE ALONG CURVE TO RIGHT W/RADIUS IS 545.10 FT A DISTANCE OF 176.74 FT. (CHORD BEARS N 73°38'11"W (ALSO REC AS N 73°34'20" W) 175.97 FT TH LEAVING SAID CENTERLINE N 01°09'06" W 751.69 FT (ALSO REC AS N 01°08'15" W 751.48 FT) TH N 88°15'41" E 35.98 FT (ALSO REC AS N 88°17'00" E 36.00 FT) TH N 01°41'21" W 119.97 FT (ALSO REC AS N 01°43'00"W 120.00 FT) TO THE CENTERLINE OF SOUTH SHORE RD TH ALONG SAID CENTERLINE S 87°35'00" W 36.01 FT (ALSO RECORDED OS S87°34'05"W 36.00 FT) TH LEAVING SAID CENTERLINE N 01°42'56" W 33.00FT (ALSO REC AS N 82°43'00" W 30.33 FT) TO A POINT NEAR | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$649 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| 1. TAXABLE VALUE: | | 525,024 | 541,299 | | |
| 2. ASSESSED VALUE: | | 644,600 | 620,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 644,600 | 620,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-205-00 PROPERTY ADDRESS: 733 E THOMAS RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BRADLEY STEVEN D 733 THOMAS ROAD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 148* E 1/2 GL #2 S OF THOMAS RD EXC W 438.48 FT THEREOF SEC 15 T26N R16W SEE 10-05-001-205-02 SPLIT 1987 P.A. 733 THOMAS ROAD [[12/74 155/761; 10/86 216/665; 6/90 243/655 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$72 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 105,996 | 109,281 | 3,285 | | |
| 2. ASSESSED VALUE: | 183,000 | 181,100 | -1,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 183,000 | 181,100 | -1,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-205-01 PROPERTY ADDRESS: 687 E THOMAS RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WILSON DANIEL & SUSAN 103 E ARNOLD RD SANDWICH IL 60548 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 148-A* W 219.24 FT OF E 438.48 FT OF E 1/2 GL #2 S OF THOMAS RD SPLIT 1987 SEC 15 T26N R16W 4.71 A M/L [[216/665 | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$2137 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 12,513 | 66,100 | | |
| 2. ASSESSED VALUE: | | 46,400 | 98,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: | 1.000 | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 46,400 | 98,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|--|
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The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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L-4400

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| | | | |
|---|---|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-205-02 PROPERTY ADDRESS: 1540 PAUTZ RD FRANKFORT, | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DAVY THOMAS W DAVY THOMAS JAMES & ANNE LOUISE PO BOX 1008 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| 148-B* COM E 1/4 COR OF SEC W 1322.25 FT CONT W 438.48 FT TO POB N 51°05'221.34 FT S 52°12 SEC 15 T26N R16W 4.88 A M/L SEE 10-05-001-205-00 P.A. 1540 PAUTZ ROAD SPLIT 1987 [(155/761; 9/88 229/711 WD; 4/90 243/656 QC; 9/92 263/898 MLC;BP 9/92; 11/92 266/47 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$99 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 145,983 | 150,508 |
| 2. ASSESSED VALUE: | | 228,800 | 224,100 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 228,800 | 224,100 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
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| | | | |
|---|---|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-206-00 PROPERTY ADDRESS: 489 SOUTH SHORE DR E FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ROSZELL CYNTHIA A TRUST 10040 E HAPPY VALLEY RD UNIT 244 SCOTTSDALE AZ 85255 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | |
| 149* E 75 FT OF GOVT LOT 3 N OF A LN 1594 FT N OF & PAR TO S LN SEC 15 T26N R16W P.A. 489 EAST SOUTH SHORE DRIVE [[10/82 193/761 EST; 7/83 197/538 WD; 1/92 257/613 QC; 6/94 285/30 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$400 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 323,366 | 333,390 |
| 2. ASSESSED VALUE: | | 740,000 | 751,200 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 740,000 | 751,200 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
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Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-207-00 PROPERTY ADDRESS: 479 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WHITMAN TODD & KAREN 479 SOUTH SHORE DR E FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 150* W 72 FT OF E 147 FT OF GOVT LOT 3 N OF A LN 1594 FT N OF & PAR TO S LN SEC 15 T26N R16W P.A. 479 E. SOUTH SHORE DRIVE [(7/69 136/86; 1/92 257/613 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$375 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 303,169 | 312,567 | | |
| 2. ASSESSED VALUE: | | 573,200 | 701,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 573,200 | 701,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|--|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-209-00 PROPERTY ADDRESS: V/L BELLOWS RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FOSTER PHYLLIS L TRUST PO BOX 2130 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| G.L.#4 N OF THOMAS RD & S'LY OF PLAT OF BELLOWS BEACH & ALSO INC G.L.#3 & G.L.#4 LYING S'LY OF THOMAS RD & W'LY OF BELLOWS AVE EXC PLAT OF BELLOWS BEACH ALSO EXC BEG AT INSCT OF THOAMS RD & BELLOWS AVE N 60 DEG 01'26 620.60 FT S 76 DEG 34'30 394.16 FT NE'LY 398.68 FT TO POB ALSO EXC BEG AT W 1/4 E 660 FT N 1420.32 FT S 75 DEG W TO SEC LN S TO POB SEC 15 T26N R16W 48 A M/L SPLIT 1988/1989/1992 COMB HERE 10-05-001-212-00 1993 [[4/81 186/519 QC (1/8 INT TO IRWIN J. MOYNA) 8/83 198/188 QC; 9/86 215/683; 9/86 215/683; 9/86 215/683 2/87 218/693 WD; 2/87 218/691 WD; 4/87 WD 219/675; 6/87 220/657 WD; 10/88 230/352 WD; 4/92 259/203 WD; 4/92 259/302 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$36 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 53,094 | 54,739 | 1,645 | | |
| 2. ASSESSED VALUE: | 225,800 | 383,000 | 157,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 225,800 | 383,000 | 157,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-209-01 PROPERTY ADDRESS: BELLOWS AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HENISER MARK HENISER TAMMY 6973 CRYSTAL AVE BEULAH MI 49617 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 152-A* COM AT CTR OF SEC N 660 FT W 839.33 FT TO C/L BELLOWS AVE ALG C/L N 13 DEG 36'20 13 DEG 36'20 114.89 FT S 55 DEG 02'55 FT S 51 DEG 40'20 466.22 FT TO POB (SURVEY-PARCEL B) SEC 15 T26N R16W 3.25 A M/L SPLIT 1993 COMB W/10-05-001-204-00 1988 [[1/85 205/548; 3/93 269/428 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$21 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 16,953 | 17,478 | | |
| 2. ASSESSED VALUE: | | 40,400 | 40,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 40,400 | 40,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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L-4400

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-209-02 PROPERTY ADDRESS: BELLOWS AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PUGH ELIZABETH B TRUST SARAH TATE 2181 JAMIESON AVE UNIT 1911 ALEXANDRIA VA 22314 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 152B* G.L. #3 N OF THOMAS RD ASO S & E OF W LN OF LOT 2 OF PLAT OF BELLOWS BEACH EXT & W OF BELLOWS AVE SEC 15 T26N R16W SPLIT 1989 [[6/87 220/657 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$1 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 1,084 | 33 | | |
| 2. ASSESSED VALUE: | | 94,900 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 94,900 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-209-03 PROPERTY ADDRESS: BELLOWS AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DOW J MICHAEL TRST & ALBRIGHT KIMBERLY TRST 8735 MIDNIGHT PASS RD #601B SARASOTA FL 34242 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| 152-C* COM AT W 1/4 COR E 1507.69 FT N 1157.73 FT TO POB N 540 FT TO C/L THOMAS RD S 60 DEG 01'26 BELLOWS AVE S 15 DEG 41'30 394.16 FT TO POB (SURVEY) SEC 15 T26N R16W 4.77 A M/L SPLIT 1992 [[12/91 255/916 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$15 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 12,513 | 12,900 | 387 | | |
| 2. ASSESSED VALUE: | 46,500 | 46,900 | 400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 46,500 | 46,900 | 400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|---|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-209-04 PROPERTY ADDRESS: 1635 BELLOWS AVE FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KELLEY SHANNON S & LAURA SMALLWOOD 4082 CASEY CT COLUMBIA SC 29205 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| 152A-1* COM AT CTR OF SEC N 660 FT W 289.33 FT TO POB W 550 FT TO C/L BELLOWS AVE ALG C/L N 13 DEG 36'20 DEG 09'05 SEC 15 T26N R16W 3.78 A M/L SPLIT 1993 P.A. 1635 BELLOWS AVENUE [[7/92 262/591 QC; 9/92 263/837 WD; BP 10/92; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$613 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 205,200 | 220,561 |
| 2. ASSESSED VALUE: | | 205,200 | 292,600 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 205,200 | 292,600 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | Field Inspection, Land Improvement Added | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

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THIS IS NOT A TAX BILL**L-4400****Notice of Assessment, Taxable Valuation, and Property Classification**

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-210-00 PROPERTY ADDRESS: 1547 BELLOWS AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HEARTSEASE FAMILY REV TRST TIMOTHY YOUNG 2401 E GRAND RIVER AVE LANSING MI 48912-3225 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 153* S 660 FT OF E 973.5 FT OF GOVT LOT 3 E OF BELLOWS AVE EXC COM AT NE COR OF SW 1/4 N 435.6 FT W 300 FT S 435.6 FT E 300 FT TO POB SEC 15 T26N R16W 11.65A M/L SPLIT TO 001-210-01 FOR 1999 PER ASSR FOR TAX BILL ONLY DESC CORR FOR 2007 P.A. 1547 BELLOWS ROAD | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$88 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 70,872 | 73,069 | | |
| 2. ASSESSED VALUE: | | 249,500 | 343,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 249,500 | 343,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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L-4400

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| | | | |
|---|---|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-210-01 PROPERTY ADDRESS: 1515 BELLOWS AVE FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MACKENZIE JAMES JOHN & ROBIN JANE 1515 BELLOWS AVE FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| COM AT NE COR OF SW 1/4 N 435.6 FT W 300 FT S 435.6 FT E 300 FT TO POB 3 A M/L SEC 15 T26N R16W DESC CORR FOR 2004 P.A. 1515 BELLOWS AVE | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$86 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 127,142 | 131,083 |
| 2. ASSESSED VALUE: | | 444,200 | 477,600 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 444,200 | 477,600 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

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The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-212-10 PROPERTY ADDRESS: 301 E THOMAS RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SAUNDERS HELENE REV TRST PO BOX 2246 FRANKFORT MI 49635-2246 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| P/O GOVT LOTS 3 & 4 SEC 15 T26N R16W COM AT W 1/4 COR S 88°55'40" E 1507.69 FT TH N 00°59'50" E 1157.73 FT TO POB TH CONT N 00°59'50" E 540 FT TO C/L OF THOMAS RD TH N 00°59'50" E 540 FT ALG C/L TH N 60°01'26" W 276.30 FT THENCE S 00°59'50" W 620.60 FT TH S 76°34'30" E 247.51 FT TO POB SEC 15 T26N R16W 2.85A +/- | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$161 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 130,501 | 134,546 | | |
| 2. ASSESSED VALUE: | | 235,200 | 277,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 235,200 | 277,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-214-00 PROPERTY ADDRESS: 1483 BELLOWS AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: 1483 BELLOWS LLC MERRILEE BRODER 58 HITCHING POST RD BOZEMAN MT 59715 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| SEC 15 T26N R16W COMM @ W 1/4 CRNER TH S 88°18'52" E 1658.07 FT TO CNTRLNE OF BELLLOWS & POB TH S 88°18'52" E 967.36 FT TH S 01°43'11" W 663.66 FT TO SE CRNER TH N 88°15'59" W 990.81 FT TH N 03°07'29" E 443.13 FT ALNG CURVE 220.24 FT W/RADIUS OF 3377.83 FT AND CHORD W/DISTANCE OF N 04°59'34" E 220.20 FT TO POB. SUBJ TO BELLOW RD ROW & TGTHR W/VIEW & USE EASMENT OF RECORD 15 A M/L P.A. 1483 BELLOWS AVENUE [[6/71 URLC; 11/76 161/19 WD; 10/87 WD 223/321; 11/87 WD 224/258; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$157 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 126,643 | 130,568 | 3,925 | | |
| 2. ASSESSED VALUE: | 377,400 | 374,700 | -2,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 377,400 | 374,700 | -2,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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THIS IS NOT A TAX BILL**L-4400****Notice of Assessment, Taxable Valuation, and Property Classification**

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-215-00 PROPERTY ADDRESS: 1361 BELLOWS AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DARLING JAY DARLING LORI ANN 1361 BELLOWS AVE FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 158* COM AT S 1/4 COR N 1906.03 FT TO POB W 715.61 FT S 213.68 FT W 280.48 FT TO C/L BELLOWS AVE N 298.62 FT E 990.81 FT S 85 FT TO POB (SURVEY) SEC 15 T26N R16W 3.3 A M/L SPLIT 1989 DESC CORRECTION 1992 P.A. 1361 BELLOWS AVENUE [8/88 MLC 229/21; 8/89 237/272 QC; 239/362 ALC; 2/92 258/ 163 WD; 11/95 299/567 WD; 11/95 299/583 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$63 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 92,232 | 2,859 | | |
| 2. ASSESSED VALUE: | | 165,600 | -2,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 165,600 | -2,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | | PHONE # | | | |
| JILL BROWN | | (231) 881-4000 | | | |
| EMAIL | | | | | |
| TOWNSHIPASSESSING@GMAIL.COM | | | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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L-4400

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-215-01 PROPERTY ADDRESS: 1313 BELLOWS AVE FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PELEKIS JAMES TRUST 1313 BELLOWS AVE FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 158A* S 1/2 OF S 1/2 OF NE 1/4 OF SW 1/4 E OF 7TH ST BELLOWS AVE SEC 15 T26N R16W 7.5 A M/L P.A. 1313 BELLOWS AVENUE [I 6/79 176/553 LC; 1/78 178/541 LC; 1/80 PC ORDER; 2/90 241 527 WD; BP 7/95; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$55 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 81,796 | 84,331 | 2,535 | | |
| 2. ASSESSED VALUE: | 165,900 | 165,300 | -600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 165,900 | 165,300 | -600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-215-02 PROPERTY ADDRESS: 1355 BELLOWS AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DARLING JAY T 1361 BELLOWS AVE FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 158-B* COM AT S 1/4 COR N 1659.19 FT TO POB N 246.84 FT W 715.61 FT S 213.68 FT W 280.48 FT TO C/L BELLOWS AVE S 33 FT E 996.62 FT TO POB (SURVEY) SEC 15 T26N R16W 4.26 A M/L SPLIT 1989 DESC CORRECTION 1992 P.A. 1355 BELLOWS AVENUE [[8/88 MLC 229/35; 8/89 237/270 AMD MLC; 11/89 239/364 WD; 11/89 239/361 WD; 10/95 300/850 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$66 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 96,705 | 2,997 | | |
| 2. ASSESSED VALUE: | | 114,900 | -400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 114,900 | -400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | | PHONE # | | | |
| JILL BROWN | | (231) 881-4000 | | | |
| | | EMAIL | | | |
| | | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-216-00 PROPERTY ADDRESS: BELLOWS AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SMITH RYAN G 1360 BELLOWS AVE FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 159* NE 1/4 OF NW 1/4 OF SW 1/4 & NW 1/4 OF NE 1/4 OF SW 1/4 W OF 7TH ST SEC 15 T26N R16W 15.57 A M/L [[12/75 160/345; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$37 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 54,706 | 56,401 | 1,695 | | |
| 2. ASSESSED VALUE: | 163,500 | 259,000 | 95,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 163,500 | 259,000 | 95,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-217-00 PROPERTY ADDRESS: 1360 BELLOWS AVE FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SMITH RYAN & LISA 1360 BELLOWS AVE FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 160* N 363 FT OF W 300 FT OF SW 1/4 OF NE 1/4 OF SW 1/4 SEC 15 T26 N R 16 W [[301/915 DC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$43 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 63,975 | 65,958 | 1,983 | | |
| 2. ASSESSED VALUE: | 103,000 | 105,100 | 2,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 103,000 | 105,100 | 2,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| | | | | | |
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| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-217-10 PROPERTY ADDRESS: 1278 BELLOWS AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GUM RICHARD A PO BOX 1523 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| COM SW COR OF ALONG W LINE N 00 DEG 43'10" E 1324.78 FT TO S LINE ALONG S LINE S 89 DEG 15'15" E 656.34 FT TO POB N 199.97 FT E 770.09 FT S 200 FT W 766.58 FT TO POB SEC 15 T26N R16W 3.5 A M/L SPLIT FROM 001-217-00 FOR 1997 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$25 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 36,145 | 37,265 | | |
| 2. ASSESSED VALUE: | | 51,300 | 51,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 51,300 | 51,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-217-20 PROPERTY ADDRESS: 1348 BELLOWS AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WELLS WARREN & KARYN 1348 BELLOWS AVE FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| COM SW COR OF SEC N 1324.78 FT E 656.34 FT N 199.97 FT TO POB N 462.74 FT E 678.22 FT S 363 FT E 300 FT S 100.28 FT W 970.09 FT TO POB SEC 15 T26N R16W 7.85 A M/L SPLIT FROM 001-217-00 FOR 1997 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$112 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 164,721 | 169,827 | 5,106 | | |
| 2. ASSESSED VALUE: | 279,700 | 276,800 | -2,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 279,700 | 276,800 | -2,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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THIS IS NOT A TAX BILL

L-4400

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| | | | | | |
|---|---|--|-------------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-218-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GUM RICHARD A GUM CHRISTINE L PO BOX 1523 FRANKFORT MI 49635 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": 100.00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: 160A* N 100 FT OF S 200 FT OF E 200 FT OF THAT PT OF N 1/2 OF SW 1/4 LYING W OF 7TH ST SEC 15 T26N R16W 1/2 A M/L [[11/87 WD 223/822; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$4 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 5,910 | 6,093 | 183 | | |
| 2. ASSESSED VALUE: | 18,100 | 18,000 | -100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 18,100 | 18,000 | -100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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L-4400

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-218-10 PROPERTY ADDRESS: 1260 BELLOWS AVE FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GUM RICHARD A PO BOX 1523 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 160B* S 100 FT OF E 200 FT OF THAT PART OF N 1/2 OF SW 1/4 LYING W OF 7TH ST SEC 15 T26N R16W 1/2 A M/L P.A. 1260 BELLOWS AVENUE [[4/75 156/780; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$31 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 44,970 | 46,364 | 1,394 | | |
| 2. ASSESSED VALUE: | 102,200 | 101,000 | -1,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 102,200 | 101,000 | -1,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-219-01 PROPERTY ADDRESS: PILGRIM HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SMOOT DAVID P & BARBARA H PO BOX 2141 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 161A* SW 1/4 OF NW 1/4 OF SW 1/4 SEC 15 T26N R16W [[1/81 185/302 GIFT DEED; 185/128 GIFT DEED; 210/669; 10/91 254/354 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$7 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 5,549 | 5,721 | 172 | | |
| 2. ASSESSED VALUE: | 32,300 | 37,500 | 5,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 32,300 | 37,500 | 5,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-219-02 PROPERTY ADDRESS: PILGRIM HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SMOOT DAVID P & BARBARA H PO BOX 2141 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: 161B* SE 1/4 OF NW 1/4 OF NW 1/4 OF SW 1/4 SEC 15 T26N R16W 2.5 A M/L [[12/80 185/127 QC; 1/81 185/298; 10/91 254/354 WD; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$6 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 5,156 | 5,315 | | |
| 1. TAXABLE VALUE: | | 32,300 | 37,500 | | |
| 2. ASSESSED VALUE: | | 32,300 | 37,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | 32,300 | 37,500 | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 32,300 | 37,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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L-4400

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| | | | | | |
|---|--|--|-------------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-221-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HAWLEY DARREN L 17558 SWEET ALKE RD N LAKE ANN MI 49650 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: 162* E 52 FT OF W 402 FT OF N 104 FT OF SW 1/4 OF NW 1/4 OF SW 1/4 SEC 15 T26N R16W .13 A M/L [[4/75 158/640 | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$2 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 1,964 | 2,024 | 60 | | |
| 2. ASSESSED VALUE: | 4,700 | 4,700 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 4,700 | 4,700 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR JILL BROWN | PHONE # (231) 881-4000 | EMAIL TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-222-00 PROPERTY ADDRESS: 1299 PILGRIM HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PUTNEY WENDELL PUTNEY EDITH E TRUST 1146 RIVER ROAD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 201 | Commercial | | |
| | PRIOR YEAR CLASSIFICATION: | 201 | Commercial | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 163* SW 1/4 OF NW 1/4 OF SW 1/4 EXC E 52 FT OF W 402 FT OF N 104 FT SEC 15 T26N R16W 9.87 A M/L P.A. 1299 PILGRIM HIGHWAY [(10/75 157/112; 3/95 292/265 QC; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$248 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 200,518 | 206,734 | | |
| 2. ASSESSED VALUE: | | 307,900 | 358,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 307,900 | 358,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-223-00 PROPERTY ADDRESS: 208 E COX RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: OAK AND FEATHER FAMILY TRUST 5795 W SWEETWATER DR TUCSON AZ 85745-9083 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: 164* E 1/2 OF SW 1/4 OF SW 1/4 & TH PT OF SE 1/4 OF SW 1/4 LYING W OF 7TH ST EXC E 200 FT OF N 900 FT SEC 15 T26N R16W P.A. 208 EAST COX ROAD [[11/74 154/865; 6/87 243/994 LC | CALCULATION CHANGES | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$9102 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 166,986 | 395,200 | 228,214 |
| 2. ASSESSED VALUE: | 407,200 | 395,200 | -12,000 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 407,200 | 395,200 | -12,000 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS | | | |
| 6. Assessor Change Reason(s) | | | |
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| ASSESSOR JILL BROWN | PHONE # (231) 881-4000 | EMAIL TOWNSHIPASSESSING@GMAIL.COM | |
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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-223-10 PROPERTY ADDRESS: 1212 BELLOWS AVE FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HUNSBERGER APRIL 1212 BELLOWS AVE FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 164C* BEG 100 FT S OF INT W ROW 7TH ST & S LN OF N 1/2 OF SE 1/4 OF SW 1/4 S 300 FT ALG ROW 300 FT W 200 FT N 300 FT E TO POB SEC 15 T26N R16W 1.5 A M/L P.A. 1212 BELLOWS AVENUE | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$33 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 48,848 | 50,362 | 1,514 | | |
| 2. ASSESSED VALUE: | 84,700 | 86,400 | 1,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 84,700 | 86,400 | 1,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-223-20 PROPERTY ADDRESS: 1166 BELLOWS AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MILLS RICHARD & KATHERINE 1301 CANYON BLVD BOULDER CO 80302 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 164D* BEG AT A PT 400 FT S OF INT OF W ROW 7TH ST & S LN OF N 1/2 OF SE 1/4 OF SW 1/4 S 300 FT ALG ROW W 200 FT N 300 FT E TO POB SEC 15 T26N R16W 1.5 A M/L P.A. 1166 BELLOWS AVENUE | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$371 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 101,200 | 110,500 | 9,300 | | |
| 1. TAXABLE VALUE: | 101,200 | 110,500 | 9,300 | | |
| 2. ASSESSED VALUE: | 101,200 | 110,500 | 9,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 101,200 | 110,500 | 9,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) Land Improvement Added, New Construction | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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L-4400

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-224-00 PROPERTY ADDRESS: 1236 BELLOWS AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KONENSKIL FRANCIS R KONENSKI CHRISTINE L 9355 MAYFLOWER PLYMOUTH MI 48170 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 164A* N 100 FT OF E 200 FT OF TH PT OF SE 1/4 OF SW 1/4 LYING W OF 7TH ST HWY SEC 15 T26N R16W .46 A M/L [9/80 184/120 MLC; 1/86 253/437 WD; 9/91 254/58 LC; 9/91 265/323 WD; 10/92 265/324 WD; 11/94 289/359 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$92 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 74,225 | 76,525 | 2,300 | | |
| 2. ASSESSED VALUE: | 136,100 | 132,700 | -3,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 136,100 | 132,700 | -3,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-225-00 PROPERTY ADDRESS: 1100 BELLOWS AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: VALLE JAVIER & KATHERINE M 2 SHIPMAN CIRCLE ANN ARBOR MI 48104 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 164B* BEG 700 FT S OF INT OF W ROW LN 7TH ST & S LN OF N 1/2 OF SW 1/4 S 200 FT ALG ROW W 200 FT N 200 FT E 200 FT TO POB SEC 15 T26N R16W .92 A M/L P.A. 1100 BELLOWS AVENUE | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$86 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 255,255 | 257,400 | 2,145 | | |
| 2. ASSESSED VALUE: | 256,300 | 257,400 | 1,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 256,300 | 257,400 | 1,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) Land Improvement Added | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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.

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|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-226-00 PROPERTY ADDRESS: 1245 PILGRIM HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PUTNEY CHERYL & JOSEPH 1245 PILGRIM HWY FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 165* N 1/2 OF NW 1/4 OF SW 1/4 OF SW 1/4 SEC 15 T26N R16W 5 A M/L P.A. 1245 PILGRIM HIGHWAY [[3/76 URLC; 4/76 MLC 224/877; 9/92 265/986 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$69 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 101,294 | 104,434 | | |
| 2. ASSESSED VALUE: | | 162,500 | 159,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 162,500 | 159,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|---|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-227-00 PROPERTY ADDRESS: 1193 PILGRIM HWY FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: RATH DOUGLAS C 544 NINTH ST PO BOX 43 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| 166* S 1/2 OF NW 1/4 OF SW 1/4 EXC S 100 FT SEC 15 T26N R16W 3.14 A M/L P.A. 1193 PILGRIM HIGHWAY [I 10/77 URLC; 12/84 234/08 WD; 6/89 235/261 LC; 5/92 263/ 862 WD; 10/92 264/674 MLC; 11/94 289/980 QC; 11/94 289/983 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$119 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 175,487 | 180,927 |
| 2. ASSESSED VALUE: | | 276,600 | 270,900 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 276,600 | 270,900 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
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L-4400

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-228-00 PROPERTY ADDRESS: 1147 PILGRIM HWY FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: EARLY PATRICIA 113 S SHORE E FRANKFORT MI 49635-9231 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 167* N 100 FT OF SW 1/4 OF SW 1/4 OF SW 1/4 & S 100 FT OF NW 1/4 OF SW 1/4 OF SW 1/4 SEC 15 T26N R16W 3.03 A M/L ACREAGE CORRECTION FROM 2A TO 3.03 A FOR 2006 P.A. 1147 PILGRIM HIGHWAY | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$37 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 30,001 | 30,931 | 930 | | |
| 1. TAXABLE VALUE: | 30,001 | 30,931 | 930 | | |
| 2. ASSESSED VALUE: | 83,200 | 85,900 | 2,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 83,200 | 85,900 | 2,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-229-00 PROPERTY ADDRESS: 1131 PILGRIM HWY FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HOLLENBECK KEVIN KEITH HOLLENBECK KRISTINE M PO BOX 771 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | 98.00% | | | |
| | % 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: 168* N 1/2 OF SW 1/4 OF SW 1/4 OF SW 1/4 EXC N 100 FT SEC 15 T26N R16W 3.34 A M/L [[1/73 148/888; 203/18 LC; 5/91 250/721 WD;12/91 256/315 WD BP 11/92; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$78 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 113,121 | 116,627 | 3,506 | | |
| 2. ASSESSED VALUE: | 211,000 | 207,100 | -3,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 211,000 | 207,100 | -3,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
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| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-230-00 PROPERTY ADDRESS: 116 E COX RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DENNISON JANE E FAM TRUST DENNISON COOPER TRUSTEE 4592 LANCASTER RD SW GRANVILLE OH 43023 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| SE 1/2 OF SW 1/4 OF SW 1/4 OF SW 1/4 SEC 15 T26N R16W 5 A M/L P.A. 116 E. COX RD SPLIT 1989 10-05-001-230-10 & 20 COMB HERE FOR 2003 PER ASSESSOR | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$95 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 76,714 | 79,092 | | |
| 2. ASSESSED VALUE: | | 120,600 | 118,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 120,600 | 118,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-231-01 PROPERTY ADDRESS: 1161 BELLOWS AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SCHUPBACK DORCAS R 1161 BELLOWS AVE FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| COM AT S 1/4 COR OF SEC N 663.66 FT W 684.01 FT TO POB CONT W 330.05 FT TO C/L BELLOWS AVE ALG C/L N 413.26 FT E 330.05 FT S 413.42 FT TO POB TGTHR W/ AND SUBJ TO ESMNT A SEC 15 T26N R16W 3.13 A M/L PARCEL A SURVEY P.A. 1161 BELLOWS AVE ACREAGE CORR(12A TO 12.35A) SPLIT 1988 DSCR CORR 1992 10-05-001-231-00 COMB HERE FOR 2001 SPLIT TO 001-231-11 21 31 FOR 2001 LDA 11/00 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$77 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 62,242 | 64,171 | | |
| 2. ASSESSED VALUE: | | 116,800 | 115,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 116,800 | 115,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-231-02 PROPERTY ADDRESS: 1255 BELLOWS AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: THOMAS ROBERT E PO BOX 62 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 170B* COM INTR OF C/L OF 7TH ST & N. LN OF N 1/2 OF SE 1/4 OF SW 1/4 S ALG C/L 7TH ST 250 FT E 523 FT N 250 FT PAR W C/L 7TH ST W 523 FT SEC 15 T26N R16W 3 A M/L SPLIT 1990 | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$1528 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 155,001 | 193,306 | 38,305 | | |
| 2. ASSESSED VALUE: | 210,100 | 278,100 | 68,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 210,100 | 278,100 | 68,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) Land Improvement Added | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| | | | |
|---|---|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-231-11 PROPERTY ADDRESS: 1231 BELLOWS AVE FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PARIS TIMOTHY & RUTH ANNE 1231 BELLOWS AVE FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| COM AT S 1/4 COR OF SEC N 1044.36 FT TO POB W 484.39 FT N 283 FT E 479.43 FT S 282.96 FT TO POB TGTHR W/ ESMNT A SEC 15 T26N R16W 3.13 A M/L PARCEL B SURVEY SPLIT FROM 001-231-01 FOR 2001 LDA 11/00 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$69 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 101,392 | 104,535 |
| 2. ASSESSED VALUE: | | 160,800 | 157,600 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 160,800 | 157,600 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-231-22 PROPERTY ADDRESS: 1201 BELLOWS AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BAS ENTERPRISE LLC 2566 SCENIC CIRCLE HONOR MI 49640 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| P/O N 1/2 OF SE 1/4 OF SW 1/4 SEC 15 T26R16W OM AT S 1/4 COR OF SEC 1 N 00°43'15"E 855.41 FT TO POB TH N89°14'24"W 680.65 FT TH N01°43'30"E 221.81 FT S89°15'15"E 192.95 FT TH S01°43'30"W 33 FT TH S89°15'15"E 484.39 FT TH S00°43'15"W 188.95 FT TO POB. TGTHR W/ AND SUBJ TO ESMNTS "A" & "B" SPLIT ON 11/2/23 FROM 05-001-231-21; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$-475 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 135,100 | -11,900 | | |
| 2. ASSESSED VALUE: | | 135,100 | -11,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 135,100 | -11,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-231-32 PROPERTY ADDRESS: BELLOWS AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: JENSEN DOROTHY K TRUST JENSEN NORMAN A TRUST 3412 WILLOW LAKE DR #202 KALAMAZOO MI 49008 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| P/O SEC 15 T26N R16W COM AT S 1/4 COR OF SEC N00°43'15"E N 663.66 FT TO POB TH N89°13'34"W 684.01 FT TH N01°43'43" 191.61FT TH S89°14'24"E 680.65 FT TH S00°43'15"W 191.75FT TO POB. 3 A +/- TGTHR W/ EASMENTS A + B | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| PARCEL D SURVEY SPLIT ON 01/16/2015 FROM 05-001-231-21; | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$24 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 19,116 | 19,708 | | |
| 1. TAXABLE VALUE: | | 38,800 | 39,000 | | |
| 2. ASSESSED VALUE: | | | 200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 38,800 | 39,000 | | |
| | | | 200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-232-00 PROPERTY ADDRESS: 1060 BELLOWS RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ATMAN EDWARD S & MARY ANN 324 BRIDLE TRAIL VENETIA PA 15367 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| BEG S ¼ COR SEC; TH S 89°07'58" W 792.68 FT; TH N 0°03'40" E 441.93 FT; TH N 89°06'35" E 269.93 FT; TH N 0°56'35" W 221.41 FT; TH N 89°06'35" E 515 FT TO POB SEC 15 T26N R16W 10.6 A M/L EASE SPLIT TO 05-001-232-10 FOR 2016 LDA 8/15 P.A. 1060 PAUTZ ROAD (TEMP) [[1/90 240/602 WD; 10/11 2011R-04257 PER REP DEED; 10/11 2011R-04258 QC; 10/12 2012R-04740 ESMT; 12/15 2015R-05104 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$51 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 41,382 | 42,664 | | |
| 1. TAXABLE VALUE: | | 107,300 | 115,800 | | |
| 2. ASSESSED VALUE: | | | | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 107,300 | 115,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-232-10 PROPERTY ADDRESS: 1119 BELLOWS AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ATMAN ERIK D 8130 CYPRESS CIRCLE DEXTER MI 48130 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| COM S ¼ COR OF SEC; TH N 0°56'35" W 663.66 FT; TH S 89°06'35" W 515 FT TO POB; TH S 0°56'35" E 221.41 FT; TH S 89°06'35" W 269.93 FT; TH N 0°03'40" E 16.47 FT; TH S 88°22'15" W 233.08 FT TO C/L BELLOWS AVE; TH N 0°03'40" E 207.97 FT; TH N 89°06'35" E 499.06 FT TO POB EASE | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| SEC 15 T26N R16W 2.5 A M/L | | *Applies to all property taxable values in the State of Michigan | | | |
| SPLIT FROM 05-001-232-00 FOR 2016 LDA 8/15 | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | |
| [[12/15 2015R-05104 WD; | | \$236 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 190,736 | 196,648 | 5,912 | | |
| 2. ASSESSED VALUE: | 297,900 | 295,200 | -2,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 297,900 | 295,200 | -2,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-233-00 PROPERTY ADDRESS: 1081 BELLOWS AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ZEMPEL DAVID R & MARY E 1081 BELLOWS FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 171A* N 100 FT OF S 458.4 FT OF W 200 FT E OF 7TH ST ROW SEC 15 T26N R16W .46 A M/L P.A. 1081 BELLOWS AVE [[11/76 161/526 WD; BP 4/95; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$68 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 99,892 | 102,988 | | |
| 2. ASSESSED VALUE: | | 165,600 | 162,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 165,600 | 162,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-234-00 PROPERTY ADDRESS: 1061 BELLOWS AVE FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CICCHELLI ANTHONY PO BOX 232 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 171B* N 100 FT OF S 358.4 FT OF W 200 FT E OF 7TH ST HWY ROW SEC 15 T26N R16W .46 A M/L P.A. 1061 BELLOWS AVENUE | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$32 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 47,557 | 49,031 | 1,474 | | |
| 2. ASSESSED VALUE: | 91,500 | 90,800 | -700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 91,500 | 90,800 | -700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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L-4400

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-235-00 PROPERTY ADDRESS: 1025 BELLOWS AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CLARK ANDREW A 1025 BELLOWS AVE FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 172* BEG 33 FT E OF 7TH ST ON S LN OF SEC 15 E 200 FT N 258.4 FT S 88 DEG 36' W 200 FT S TO BEG SEC 15 T26N R16W 1 A M/L P.A. 1025 BELLOWS AVENUE [[4/88 IPR 226/496; 3/88 226/495; 11/94 289/371 QC; 10/95 298/1036 SHERIFFS DEED; 12/95 301/99 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$34 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 49,675 | 51,214 | | |
| 2. ASSESSED VALUE: | | 80,200 | 80,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 80,200 | 80,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-237-00 PROPERTY ADDRESS: 1410 KNAPP RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CONDON ROBERT L FAMILY TRUST CONDON & KATHRYN & KENNEDY JANETM 959 SOUTH SHORE EAST FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| COM AT E 1/4 COR OF SEC TH S 89° 02'35" W 12 FT TH S 00° 47'45" E 328 FT TO POB TH CONT S 00° 47'45" E 328 FT TH S 88° 51'55" W 647.54 FT TH N 00° 56'53" W 329 FT TH N 88° 57'16" E 648.41 FT TO POB SEC 15 T26N R16W 4.89 A M/L PRCL "B" SURVEY EASE SPLIT TO 001-237-10 FOR 1995 DESC CTRN FOR 1996 DESC CORR 1998 SPLIT TO 05-001-237-20 FOR 2010 LDA 08/09 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$88 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 71,111 | 73,315 | | |
| 2. ASSESSED VALUE: | | 94,400 | 93,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 94,400 | 93,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | | PHONE # | | | |
| JILL BROWN | | (231) 881-4000 | | | |
| | | EMAIL | | | |
| | | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-237-10 PROPERTY ADDRESS: FIGG RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: OLSEN BRADEN 824 JAMES ST FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| BEG E 1/4 COR OF SEC W 12 FT TO POB S 328 FT W 648.41 FT N 329 FT E 649.28 FT TO POB SEC 15 T26N R16W 4.89 A M/L SURVEY SPLIT FROM 001-237-00 FOR 1995 01-05-001-236-00 COMB HERE FOR 1996 DESC CORR 1998 DESC CORR FOR 2013 [[9/94 287/801 MLC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$46 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 37,012 | 38,159 | | |
| 2. ASSESSED VALUE: | | 46,900 | 46,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 46,900 | 46,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-237-20 PROPERTY ADDRESS: KNAPP RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LORSBACH ROBERT B & THERESA J 177 LAFAYETTTE CIRCLE CINCINNATI OH 45220 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | |
| COM AT E 1/4 COR OF SEC TH S 89° 02'35" W 661.28 FT TO POB TH S 00° 56'53" E 658 FT TH S 88° 51'55" W 661.32 FT TH N 00° 55'21" W 660.05 FT TH N 89° 02'35" E 661.02 FT TO POB SEC 15 T26N R16W 10.01 A/M/L PRCL "C" & "D" SURVEY EASE SPLIT FROM 05-001-237-00 FOR 2010 LDA 08/09 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$51 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 41,330 | 42,611 |
| 2. ASSESSED VALUE: | | 99,900 | 109,300 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 99,900 | 109,300 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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THIS IS NOT A TAX BILL**L-4400****Notice of Assessment, Taxable Valuation, and Property Classification**

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-238-13 PROPERTY ADDRESS: V/L FIGG ROAD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DEVINE JOHN K & MARGARET M 1122 FIGG ROAD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| COM SE COR OF SEC TH N 00° 45' 54" W 1036.60 FT TO POB TH S 88° 40' 19" W 396 FT TH N 00° 45' 54" W 275 FT TH N 88° 40' 19" E 396 FT TH S 00° 45' 54" E 275 FT TO POB SEC 15 T26N R16W 2.5 A M/L SRVY SPLIT FROM 10-05-001-238-10 FOR 2014 LDA 01/14 Split on 04/08/2020 into 05-001-238-13; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$36 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 28,926 | 29,822 | | |
| 1. TAXABLE VALUE: | | 28,926 | 29,822 | | |
| 2. ASSESSED VALUE: | | 45,500 | 46,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 45,500 | 46,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | | PHONE # | | | |
| JILL BROWN | | (231) 881-4000 | | | |
| EMAIL | | | | | |
| TOWNSHIPASSESSING@GMAIL.COM | | | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-238-14 PROPERTY ADDRESS: 1122 FIGG RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DEVINE JOHN KENNEDY & MCDONALD MARGARET 1122 FIGG RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| P/O NE ¼ OF SE ¼ OF SE ¼ OF SEC 15, T 26 N, R 16 W, CRYSTAL LAKE TWP, BENZIE CO, MI. COMM @ SE CRNR OF SEC 15, TH N00°45'54"W 655.90 FT TO SE CRNR OF SAID NE ¼ OF SE ¼ OF SE ¼ OF SEC 15 POB; TH S88.30°11 "W 658.46 FT; TH N00°52'04"W 382. 73 FT; TH N88°40' 19"E 659.13 FT.; TH S00°45'54"E 380.71 FT TO POB. 5.7 A +/- SUBJ TO FIGG RD ROW ALSO SUBJ TO ANY COVENANTS, EASEMENTS, RESERVATIONS, RESTRICTIONS OR ROW OF RECORD. 05/16 2016R-02028 QC; SPLIT ON 04/08/2020 INTO 05-001-238-14; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$145 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 213,113 | 219,719 | 6,606 | | |
| 2. ASSESSED VALUE: | 377,800 | 371,100 | -6,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 377,800 | 371,100 | -6,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-239-00 PROPERTY ADDRESS: 1304 FIGG RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: QUINLAN PATRICK MICHAEL 1304 FIGG RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: 176* SE 1/4 OF NE 1/4 OF SE 1/4 EXC N 5 ACRES SEC 15 T26N R16W 5 A M/L P.A. 1304 FIGG ROAD [[204/89 | | CALCULATION CHANGES | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$115 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 92,727 | 95,601 |
| 2. ASSESSED VALUE: | | 182,400 | 181,300 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 182,400 | 181,300 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-240-00 PROPERTY ADDRESS: 1356 FIGG RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: POLITT THEO LOU BROWN KRISTEN 571 CONCORD STAGE RD WEARE NH 03281 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: 177* N 5 A OF SE 1/4 OF NE 1/4 OF SE 1/4 SEC 15 T26N R16W 5 A M/L P.A. 1356 FIGG ROAD [(7/90 244/369 QC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$135 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 109,334 | 112,723 | 3,389 | | |
| 2. ASSESSED VALUE: | 225,200 | 223,300 | -1,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 225,200 | 223,300 | -1,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
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|--|

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-241-00 PROPERTY ADDRESS: 1395 PAUTZ RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: RASTELLI SUSAN & CIANO JT 1395 PAUTZ RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 178* NE 1/4 OF NW 1/4 OF SE 1/4 SEC 15 T26N R16W 10 A M/L P.A. 1395 PAUTZ ROAD [[6/75 156/497; 4/76 161/321 WD; 7/79 177/906; 6/88 WD 227/637; 4/96 BP; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$89 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 131,649 | 135,730 | 4,081 | | |
| 2. ASSESSED VALUE: | 313,300 | 309,800 | -3,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 313,300 | 309,800 | -3,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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L-4400

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-242-00 PROPERTY ADDRESS: 1342 PAUTZ RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: RUHL STEPHEN C & PATRICIA DUNLAP 5492 BATES ST SEMINOLE FL 33772 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 179* N 1/2 OF SW 1/4 OF NW 1/4 OF SE 1/4 SEC 15 T26N R16W 5 A M/L P.A. 1342 PAUTZ ROAD [[10/77 165/414 WD; 3/86 WD 212/234; BP 5/94; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$87 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 70,714 | 72,906 | 2,192 | | |
| 2. ASSESSED VALUE: | 124,300 | 122,300 | -2,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 124,300 | 122,300 | -2,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-242-10 PROPERTY ADDRESS: 1280 PAUTZ RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GENTLE JOSEPH J & SKYE 1280 PAUTZ RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | CALCULATION CHANGES | | |
| 179A* S 1/2 OF SW 1/4 OF NW 1/4 OF SE 1/4 ALSO NW 1/4 OF SW 1/4 OF SE 1/4 SEC 15 T26N R16W 15 A M/L 10-05-001-242-30 COMB HERE 1989 P.A. 1280 PAUTZ ROAD [[154/780; 161/219; 168/558; 214/179 | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$82 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 120,596 | 124,334 | 3,738 |
| 2. ASSESSED VALUE: | 278,800 | 277,900 | -900 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 278,800 | 277,900 | -900 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | PHONE # | EMAIL | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-242-20 PROPERTY ADDRESS: 1408 PAUTZ RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BARRY LORI L 1408 PAUTZ RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| COM AT S 1/4 COR OF SEC 15 TH N 00° 56'35" W 1990.86 FT TH N 88° 49'12" E 328.80 FT TO POB TH N 00° 56'46" W 331.36 FT TH N 88° 53'55" E 328.78 FT TH S 00° 56'57" E 330.91 FT TH S 88° 49'12" W 328.80 FT TO POB SEC 15 T26N R16W 2.5 A M/L PARCEL "A" SRVY P.A. 1408 PAUTZ RD SPLIT TO 001-242-21 22 & 23 FOR 2010 LDA 7/09 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$52 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 76,910 | 79,294 | 2,384 | | |
| 2. ASSESSED VALUE: | 113,100 | 116,300 | 3,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 113,100 | 116,300 | 3,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-242-21 PROPERTY ADDRESS: PAUTZ RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BARRY LORI L 1408 PAUTZ RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| COM AT S 1/4 COR OF SEC 15 TH N 00° 56'35" W 2322.67 FT TH N 88° 53'55" E 328.78 FT TO POB TH N 00° 56'46" W 331.36 FT TH N 88° 58'36" E 328.77 FT TH S 00° 56'57" E 330.91 FT TH S 88° 53'55" W 328.78 FT TO POB SEC 15 T26N R16W 2.5 A M/L PRCL "B" SRVY SPLIT FROM 001242-20 FOR 2010 LDA 07/09 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$16 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 23,787 | 24,524 | 737 | | |
| 2. ASSESSED VALUE: | 32,300 | 37,500 | 5,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 32,300 | 37,500 | 5,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-242-23 PROPERTY ADDRESS: 1398 PAUTZ RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LEETE WILLIAM COBB & CHERYL L EMICH 1398 PAUTZ RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| COM AT S 1/4 COR OF SEC 15 TH N 00° 56' 35" W 1990.86 FT TO POB TH N 00° 56' 35" W 331.81 FT TH N 88° 53' 55" E 328.78 FT TH S 00° 56' 46" E 330.36 FT TH S 88° 49' 12" W 328.80 FT TO POB ALSO COM AT S 1/4 COR OF SEC 15 TH N 00° 56' 35" W 2322.67 FT TO POB TH N 00° 56' 35" W 331.81 FT TH N 88° 58' 38" E 328.76 FT TH S 00° 56' 46" 3 331.36 FT TH S 88° 53' 55" W 328.78 FT TO POB SEC 15 T26N R16W 5 A M/L PRCLS "C" & "D" SRVY EASE SPLIT FROM 10-05-001-242-20 FOR 2010 LDA 07/09 10-05-001-242-22 COMB HERE FOR 2013 PER OWNER REQUEST P.A. 1398 PAUTZ RD [[8/78 174/347 MLC; 9/78 174/709 WD; 174/710 WD; DC 300/420; 05/00 2009S-00019 SRVY; 02/09 2009R-04762 DC; 08/09 2009R-04867 QC; BP 7/12; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$90 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 132,578 | 136,687 | 4,109 | | |
| 2. ASSESSED VALUE: | 237,200 | 231,800 | -5,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 237,200 | 231,800 | -5,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|--|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-243-00 PROPERTY ADDRESS: 544 GRAVES RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WARD JANET SPENCE CHRISTINE WARD & CHRIS SPENCE PO BOX 196 ARCADIA MI 49613 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| 182* S 300 FT OF W 300 FT OF SE 1/4 SEC 15 T26N R16W 2 A M/L P.A. 544 GRAVES ROAD [[6/63 148/982; 11/76 161/363; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$36 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 52,533 | 54,161 |
| 2. ASSESSED VALUE: | | 102,900 | 105,200 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 102,900 | 105,200 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-244-00 PROPERTY ADDRESS: 830 GRAVES RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: STROM RYAN & PATRICIA 119 BEECH ST FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| SEC 15 T26N R16W COM SE COR OF SEC; TH S 89°44'42" W 922.91 FT TO POB; TH S 89°44'42" W 392.71 FT; TH N 00°27'06" E 659.78 FT; TH N 89°54'52" E 393.54 FT; TH S 00°31'33" W 657.84 FT TO POB 5.95 A +/- | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| SUBJ TO ESMNT OF RECORD IF ANY | | *Applies to all property taxable values in the State of Michigan | | | |
| SPLIT TO 05-001-244-10 FOR 2016 LDA 7/15 [[11/77 168/424 EST; 10/95 299/294 QC; 08/15 2015S-00036 SRVY; 08/15 2015R- 04140 WD; | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$933 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 41,572 | 64,960 | 23,388 | | |
| 2. ASSESSED VALUE: | 55,800 | 77,300 | 21,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 55,800 | 77,300 | 21,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) New Construction | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-244-10 PROPERTY ADDRESS: GRAVES RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ROLLO DAVID & REYNOLDS HEATHER 1200 S NANCY ST BLOOMINGTON IN 47401 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| COM SE COR OF SEC; TH S 89°44'42" W 657.81 FT TO POB; TH S 89°44'42" W 265.10 FT; TH N 0°31'33" 657.84 FT; TH N 89°54'52" E 265.10 FT; TH S 0°31'33" W 657.84 FT TO POB 4 A M/L EASE SEC 15 T26N R16W SPLIT FROM 05-001-244-00 FOR 2016 LDA 7/15 [[08/15 2015S-00036 SRVY; 08/15 2015R-04140 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$34 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 27,332 | 28,179 | | |
| 1. TAXABLE VALUE: | | 45,200 | 46,800 | | |
| 2. ASSESSED VALUE: | | 45,200 | 46,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 45,200 | 46,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| | | | | | |
|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-245-00 PROPERTY ADDRESS: 890 GRAVES RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MAIN CHARLES A III PO BOX 485 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 184* W 396 FT OF SE 1/4 OF SE 1/4 OF SE 1/4 SEC 15 T26N R16W 6 A M/L [[204/89 | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$129 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 104,625 | 107,868 | 3,243 | | |
| 2. ASSESSED VALUE: | 154,100 | 151,100 | -3,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 154,100 | 151,100 | -3,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-245-10 PROPERTY ADDRESS: GRAVES RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DREW BARBARA 968 GRAVES FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % 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: * E 132 FT OF SE 1/4 OF SE 1/4 OF SE 1/4 SEC 15 T26N R16W 2 A M/L [[9/84 204/89; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$6 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 8,190 | 8,443 | 253 | | |
| 2. ASSESSED VALUE: | 25,900 | 30,000 | 4,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 25,900 | 30,000 | 4,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-246-00 PROPERTY ADDRESS: 968 GRAVES RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DREW BARBARA 968 GRAVES FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 184A* W 132 FT OF E 264 FT OF SE 1/4 OF SE 1/4 OF SE 1/4 SEC 15 T25N R16W 2 A M/L P.A. 968 GRAVES ROAD [[BP 3/95; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$78 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 114,459 | 118,007 | 3,548 | | |
| 2. ASSESSED VALUE: | 155,100 | 151,600 | -3,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 155,100 | 151,600 | -3,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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L-4400

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-247-00 PROPERTY ADDRESS: 13 SOUTH SHORE DR W FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GETZ MARGARET ANNE BURROWS 655 PLYMOUTH AVE EAST GRAND RAPIDS MI 49506 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| 185* E 286.8 FT OF N FRL 1/2 OF NE 1/4 OF NE FRL 1/4 S OF M LN ALSO BEG AT M POST COM TO SEC'S 15 & 16 W'LY ON M LN 319.2 FT N 44 DEG E TO CRY LK SE'LY ON LK 221 FT S 20 DEG 11' W 176.02 FT TO BEG SEC 16 T26N R16W P.A. 13 W. SOUTH SHORE DRIVE [[11/78 175/594; 11/78 175/708 QC; 8/83 198/195 QC; 1/84 QC 200/162; 12/88 QC 231/842; 12/88 QC 232/651; BP 7/92 BP 9/95; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$626 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 506,626 | 522,331 | 15,705 | | |
| 2. ASSESSED VALUE: | 1,508,100 | 1,881,100 | 373,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 1,508,100 | 1,881,100 | 373,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-248-01 PROPERTY ADDRESS: 61 SOUTH SHORE DR W FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DUTTON JAMES & SARAH 1228 E 19TH ST TULSA OK 74120 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 186-1* BEG AT A PT ON MEANDER LN 85.5 FT S 64 DEG 15' E FROM MEA POST AT JUNCT. SEC 9 & 16 N 44 DEG E 50 FT N 46 DEG W 53 FT S 44 DEG W 68 FT S 46 DEG 70.4 FT TO POB - 1/3 INT. IN COMMON LAND. SEC 16 T26N R16W P.A. 61 W. SOUTH SHORE DRIVE [[11/79 180/69; 208/949 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$333 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 269,646 | 278,005 | | |
| 2. ASSESSED VALUE: | | 479,700 | 538,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 479,700 | 538,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-248-02 PROPERTY ADDRESS: 59 SOUTH SHORE DR W FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KOSTER ALLEN THOMAS 588 10TH AVE SAN FRANCISCO CA 94118-3638 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| 186-2* COM AT MEA POST BET SEC 9 & 16 W ON SEC LN 88.5 FT TO POB S 44 DEG W 35 FT S 113 FT S 32 DEG 02' W 72.93 FT W 50 FT N 200 FT E 113 FT TO POB - 1/3 INT. IN COMMON LAND SEC 16 T26N R16W. P.A. 59 W. SOUTH SHORE DRIVE [[6/74 151/872 202/331 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$136 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 109,793 | 113,196 | 3,403 | | |
| 2. ASSESSED VALUE: | 262,800 | 322,300 | 59,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 262,800 | 322,300 | 59,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-248-03 PROPERTY ADDRESS: 63 SOUTH SHORE DR W FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SMITH HOWARD E SMITH HELEN A 1911 W 67TH TERR PRAIRIE VILLAGE KS 66208-2211 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| 186-3* BEG ON A LN S 15 DEG W 52 FT FROM MEA POST BEG SEC 9 & 16 S 44 DEG W 60 FT S 46 DEG E 70 FT N 44 DEG E 60 FT N 46 DEG W 70 FT TO POB - 1/3 INT IN COMMON LAND SEC 16 T26N R16W P.A. 63 W. SOUTH SHORE DRIVE [[11/79 180/153 WD | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$266 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 214,925 | 221,587 |
| 2. ASSESSED VALUE: | | 413,600 | 472,300 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 413,600 | 472,300 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|---|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-248-04 PROPERTY ADDRESS: SOUTH SHORE DR E FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KOSTER ALLEN T & CYNTHIA B 588 TENTH AVENUE SAN FRANCISCO CA 94118 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| COM MEANDER POST BTW SEC 9 & 16 TH ALG N LN SEC 16 S 89 DEG 37'06"W 200.61 FT TO POB TH S 00 DEG 22'54"E 197.25 FT TH N 89 DEG 37'06"E 32 FT TH S 13 DEG 49'40"W 129.89 FT TH S 76 DEG 45'36"E 133 FT TH N 13 DEG 49'40"E 160 FT TH N 89 DEG 37'06"E 110.50 FT TH S 00 DEG 22'10"E 427.63 FT TH S 89 DEG 35'08"W 349.94 FT TH N 00 DEG 24'52"W 212.81 FT TH S 89 DEG 19'30"W 645.17 FT TH N 00 DEG 20'55"W 450.70 FT TO N LN SD SEC TH N 89 DEG 37'06"E 715.91 FT TO POB SEC 16 T26M R16W 10.24 A M/L SPLIT 1992-1993 DESCRIPTION CORRECTION 2015 - SEE EQ COMMENTS [[6/74 151/872; 9/95 298/454 WD; 10/96 310/566 EASE; 11/02 2005R/05864 QC; 11/02 2005R-05865 QC; 11/02 2005R-05866 QC; 04/06 2006R-02064 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$23 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | 18,229 | 18,794 |
| 1. TAXABLE VALUE: | | 102,800 | 111,800 |
| 2. ASSESSED VALUE: | | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 102,800 | 111,800 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-248-05 PROPERTY ADDRESS: 2013 PILGRIM HWY FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PILGRIM HILL REV LIVING TRUST PO BOX 2219 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| 186-4A* COM AT N 1/4 COR E 1080.21 FT TO C/L HWY M-22 & POB E 276.87 FT S 450.70 FT W 287.98 FT TO C/L M-22 N 387.30 FT N 5 DEG 12'25 SEC 16 T26N R16W 3 A M/L SPLIT 1992 [[8/91 253/365 WD; BP 8/91; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$96 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 141,489 | 145,875 |
| 2. ASSESSED VALUE: | | 230,500 | 225,600 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 230,500 | 225,600 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-248-10 PROPERTY ADDRESS: 270 W THOMAS RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FOUNTAIN CHRIS 6201 MCCUE RD HOLT MI 48842 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 186A* COM AT CTR OF JCT THOMAS RD & M-22 N ALG CTR OF M-22 210 FT E 315 FT S 210 FT TO CTR OF THOMS RD W ALG CTR OF RD TO POB SEC 16 T26N R16W 2.8 A M/L P.A. 270 THOMAS ROAD [[12/73 151/872; 2/88 247/773 QC; 1/91 247/946 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$1943 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 99,891 | 148,600 | | |
| 2. ASSESSED VALUE: | | 153,600 | 148,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 153,600 | 148,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-248-20 PROPERTY ADDRESS: W THOMAS RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: RODES ERIC P & JUDITH S 1702 GOLF LN FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: 186-4B* COM N 1/4 COR SEC 20 S 661.36 FT E 1384.94 FT TO POB N 210 FT E 618.15 FT S 212.81 FT W 618.14 FT TO POB SEC 16 T26N R16W 2.98 A M/L SPLIT 1993 [[10/92 265/556 MLC; 6/93 273/144 145 WD; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$12 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 10,127 | 10,440 | | |
| 1. TAXABLE VALUE: | | 38,600 | 38,900 | | |
| 2. ASSESSED VALUE: | | | 300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 38,600 | 38,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-250-00 PROPERTY ADDRESS: 39 W THOMAS RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HALLIDAY BRIAN & SONDR 39 W THOMAS RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| COM AT E 1/4 COR OF SEC N 1642.11 FT TO POB CONT N 337.51 FT TO C/L THOMAS RD ALG C/L S 89° 35'08" W 387.19 FT S 337.51 FT N 89° 35'08" E 387.19 FT TO POB SEC 16 T26N R16W 3 A M/L PARCEL B-1 SRVY SPLIT TO 001-250-40 FOR 2002 LDA 6/01 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$67 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 98,620 | 101,677 | | |
| 2. ASSESSED VALUE: | | 159,600 | 199,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 159,600 | 199,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-250-10 PROPERTY ADDRESS: 279 W THOMAS RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: COMINGS JANE R 3440 S JEFFERSON ST APT 816 FALLS CHURCH VA 22041 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 188-A* PT S 1/2 OF N 1/2 OF NE 1/4 COM 1979.62 FT N OF E 1/4 COR W'LY 774.39 FT TO POB S 190 FT W'LY 744.21 FT TO C/L HWY M-22 N 8 DEG 32'35 C/L THOMAS RD E'LY 628.31 FT TO POB EXC ROW SEC 16 T26N R16W 3.38 A M/L SPLIT 1990 P.A. 279 THOMAS ROAD [[11/89 239/871 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$88 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 70,939 | 73,138 | 2,199 | | |
| 2. ASSESSED VALUE: | 115,100 | 172,400 | 57,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 115,100 | 172,400 | 57,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-250-20 PROPERTY ADDRESS: PILGRIM HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CAMPBELL LYNN M CAMPBELL ROBERT SCOTT ROBERT SCOTT CAMPBELL PO BOX 193 SKAMOKAWA WA 98647 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| 188-B* COM AT E 1/4 COR OF SEC 16 T26N R16W N 00°22'10Z"W 1319.77 FT TO POB TH S 89°33'10 870.43 FT TH S 02°04'49 FT E 424.27FT TH S 17°13'00" W 148.70 FT TH S 56°05'44" W 155.98FT TO CNTRLNE OF HWY M22 TH ALONG CNTRLNE ON 3 COURSES N 45°54'34" W 177.28FT ALNG ARC OF CURVE TO RGHT (R=1042.12 FT I=37°22'00" CHORD=N 27°13'34" W 667.66FT) A DIST OF 679.64 FT AND N 08°32'34"W 5.33 FT; TH N 87°56'21" E 1462.25 FT TO E LNE OF SEC; TH S00°22'10" E 115.06 FT TO POB. 9.3 A+/- SPLIT 1993 [[4/92 259/650 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$68 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 54,659 | 56,353 | 1,694 | | |
| 2. ASSESSED VALUE: | 91,800 | 99,000 | 7,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 91,800 | 99,000 | 7,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-250-30 PROPERTY ADDRESS: PILGRIM HWY FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CAMPBELL ROBERT SCOTT PO BOX 193 SKAMOKAWA WA 98647 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| 188-C* COM E 1/4 COR OF SEC 16 N 1434.83 FT TO POB S 87 DEG 56'21 32"34 744.21 FT S 147.51 FT N 89 DEG 35'08 LN S 207.28 FT TO POB SEC 16 T26N R16W 10.26 A M/L SPLIT 1993 [[11/92 266/194 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$127 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 102,375 | 105,548 |
| 2. ASSESSED VALUE: | | 103,000 | 112,000 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 103,000 | 112,000 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-250-40 PROPERTY ADDRESS: 109 W THOMAS RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HALLIDAY BRUCE & CONNIE 1797 LOCHINVAR OAKLAND MI | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| COM AT E 1/4 COR OF SEC N 1979.62 FT TO C/L THOMAS RD ALG C/L S 89° 35'08" W 387.19 FT TO POB CONT ALG C/L S 89° 35'08" W 387.20 FT S 337.51 FT N 89° 35'08" E 387.20 FT N 337.51 FT TO POB SEC 16 T26N R16W 3 A M/L PARCEL B-2 SRVY SPLIT FORM 001-250-00 FOR 2002 LDA 6/01 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$126 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 101,699 | 104,851 | 3,152 | | |
| 2. ASSESSED VALUE: | 165,400 | 205,400 | 40,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 165,400 | 205,400 | 40,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-251-00 PROPERTY ADDRESS: 1926 PILGRIM HWY FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: QUERY DAVID TRUST 299 GREEN ROCK DR BOULDER CO 80302-4745 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| COM N 1/4 COR OF SEC E 617.74 FT TO POB E 186.16 FT TO PT 275 FT W OF C/L M-22 S PAR W SD C/L 429.56 FT E 275.46 FT TO C/L M-22 S ALG SD C/L 100.35 FT W 458.67 FT N 529 FT TO POB SEC 16 T26N R16W 2.77 A M/L SURVEY ESMT SPLIT TO 001-251-20 FOR 1995 DESC CORR FOR 1997 001-251-10 COMB HERE FOR 1999 - PER OWNER SPLIT TO 001-251-30 & 40 FOR 1999 LDA 8/98 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$153 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 123,886 | 127,726 | 3,840 | | |
| 2. ASSESSED VALUE: | 198,300 | 196,000 | -2,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 198,300 | 196,000 | -2,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-251-20 PROPERTY ADDRESS: DAVENPORT ST FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LEE THOMAS S TRSTEE 234 E 3RD STREET HINSDALE IL 60521 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 189C* BEG N 1/4 COR SEC E 205.74 FT S 529.24 FT W 205.74 FT N 529.36 FT TO POB SEC 16 T26N R16W 2.5 A M/L SPLIT FROM 001-251-00 FOR 1995 [[10/94 289/311 WD; 10/94 289/311 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$13 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 10,258 | 10,575 | | |
| 2. ASSESSED VALUE: | | 32,300 | 37,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 32,300 | 37,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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L-4400

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-251-30 PROPERTY ADDRESS: DAVENPORT DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: QUERY DAVID/QUERY MIKE QUERY ANNE/LEE THOMAS THOMAS LEE 234 EAST 3RD ST HINSDALE IL 60521 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| COM N 1/4 COR OF SEC E 411.74 FT TO POB E 206 FT S 529 FT W 206 FT N 529.12 FT TO POB ESMT SEC 16 T26N R16W 2.5 A M/L SURVEY SPLIT FROM 001-251-00 FOR 1999 LDA 8/98 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$34 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 27,104 | 27,944 | | |
| 2. ASSESSED VALUE: | | 32,300 | 37,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 32,300 | 37,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-251-40 PROPERTY ADDRESS: 1922 PILGRIM HWY FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: Q WOODS LLC 388 TIMBER CREST DR TRAVERSE CITY MI 49686 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| COM N 1/4 COR OF SEC E 205.74 FT TO POB E 206 FT S 529.12 FT W 206 FT N 529.24 FT TO POB ESMT SEC 16 T26N R16W 2.5 A M/L SURVEY SPLIT FROM 001-251-00 FOR 1999 LDA 8/98 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$5189 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 32,300 | 162,400 |
| 2. ASSESSED VALUE: | | 32,300 | 162,400 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 32,300 | 162,400 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | New Construction, Field Inspection | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
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| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-252-00 PROPERTY ADDRESS: 1962 PILGRIM HWY FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MACKINNEY DOUGLAS P & ELEANOR P JTT 44 W 701 LITTLEWOOD TR HAMPSHIRE IL 60140 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| N 428 FT OF N 1/2 OF NW 1/4 OF NE 1/4 LYING 275 FT W OF C/L OF M-22 SEC 16 T26N R16W 2.5 A M/L 1997 & 1999 DESC CORR'S DESC CORR FOR 2002 TO CORRECT PRIOR ERRORS P.A. 1940 PILGRIM HWY | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$164 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 132,789 | 136,905 |
| 2. ASSESSED VALUE: | | 226,400 | 221,700 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 226,400 | 221,700 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-253-00 PROPERTY ADDRESS: 1874 PILGRIM HWY FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: JAWORSKI JED K 1874 PILGRIM HWY FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 190* S 132 FT OF N 1/2 OF NW 1/4 OF NE 1/4 W OF M-22 SEC 16 T26N R16W 3 A M/L P.A. 1874 PILGRIM HIGHWAY [[9/81 189/290; 6/82 QC 191/647; 6/82 LC 196/626; 11/92 266 /953 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$30 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 44,181 | 45,550 | 1,369 | | |
| 2. ASSESSED VALUE: | 102,400 | 101,200 | -1,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 102,400 | 101,200 | -1,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | |
|---|---|---------------------------------------|----------------------------------|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-254-00 PROPERTY ADDRESS: 1794 PILGRIM HWY FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SHIRAKI CLYDE Y & SARAH S TRUST 1438 LAURELTON CT CHAMBERSBURG PA 17201 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: | CALCULATION CHANGES | | |
| 191* S 325 FT OF N 345 FT OF S 1/2 OF NW 1/4 OF NE 1/4 BTW M-22 HWY & LN DUE S OF A PT 743 FT E OF N & S 1/4 LN SEC 16 T26N R16W P.A. 1794 PILGRIM HIGHWAY [[10/88 230/921 WD; 7/95 295/962 WD; | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$45 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 36,784 | 37,924 | 1,140 |
| 2. ASSESSED VALUE: | 80,200 | 84,200 | 4,000 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 80,200 | 84,200 | 4,000 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR JILL BROWN | PHONE # (231) 881-4000 | EMAIL TOWNSHIPASSESSING@GMAIL.COM | |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
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| | | | |
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| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-255-00 PROPERTY ADDRESS: 1893 GOLF LN FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WEIR NANCY & PETER PO BOX 846 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| COM N 1/4 COR S 681.37 FT E 193 FT TO POB S 506.64 FT E 214.94 FT W 214.94 FT TO POB SEC 16 T26N R16W 2.5 A M/L EASEMENT P.A. 1893 GOLF LANE SPLIT TO 001-255-10 & 20 FOR 1997 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$159 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 128,877 | 132,872 |
| 2. ASSESSED VALUE: | | 178,400 | 182,500 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 178,400 | 182,500 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-255-10 PROPERTY ADDRESS: 1904 GOLF LN FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CRAWFORD NICHOLAS & PO BOX 744 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| COM N 1/4 COR S 681.37 FT E 193 FT S 506.64 FT TO POB E 214.94 FT N 181.62 FT E 335.06 FT S 315.92 FT W 550 FT N 134.61 FT TO POB SEC 16 T26N R16W 3.09 A M/L PARCEL "C" SURVEY SPLIT FROM 001-255-00 FOR 1997 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$125 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 184,655 | 190,379 | | |
| 1. TAXABLE VALUE: | | 273,200 | 267,700 | | |
| 2. ASSESSED VALUE: | | | -5,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 273,200 | 267,700 | | |
| | | | -5,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-255-20 PROPERTY ADDRESS: GOLF LN FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SHIRAKI CLYDE Y & SARAH S TRUST 1438 LAURELTON CT CHAMBERSBURG PA 17201 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$23 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 18,555 | 19,130 | 575 | | |
| 2. ASSESSED VALUE: | 32,300 | 37,500 | 5,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 32,300 | 37,500 | 5,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|---|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-256-00 PROPERTY ADDRESS: 1885 GOLF LN FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CONGBALAY ELIZABETH TRST 275 STORER AVE NEW ROCHELLE NY 10801 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | | .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: | | CALCULATION CHANGES | |
| 191B* W 193 FT OF S 1/2 OF NW 1/4 OF NE 1/4 EXC N 20 FT SEC 16 T26N R16W 2.84 A M/L P.A. 1885 GOLF LANE [[11/94 289/868 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$164 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 132,702 | 136,815 |
| 2. ASSESSED VALUE: | | 195,200 | 195,900 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 195,200 | 195,900 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-257-00 PROPERTY ADDRESS: 1758 PILGRIM HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PHELPS ADAM JOHN & CARMENA ERIN ELIZABETH PHELPS 2181 WINDMILL WAY SALINE MI 48176 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 192* S 1/2 OF NW 1/4 OF NE 1/4 W OF M-22 HWY EXC W 743 FT & EXC N 345 FT SEC 16 T26N R16W 2 A M/L P.A. 1758 PILGRIM HIGHWAY [[10/88 229/971 WD; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$51 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 41,536 | 42,823 | | |
| 2. ASSESSED VALUE: | | 90,800 | 93,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 90,800 | 93,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-258-00 PROPERTY ADDRESS: 1926 NESS RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: TRACY GLEN A & DIANE 1926 NESS RD FRANKFORT MI 49635-8526 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| COM N 1/4 COR OF SEC S 1322.72 FT TO NE COR G.L. 2 N 87 DEG 34'17" W 244.97 FT TO POB S 1 DEG 52'29" E 596.37 FT N 88 DEG 14'45" W 211.11 FT N 1 DEG 36'12" E 597.23 FT S 87 DEG 34'17" E 174.97 FT TO POB SEC 16 T26N R16W 2.64 A M/L SPLIT 1990/1991/1993 SPLIT TO 001-258-50 & 60 & 70 FOR 1999 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$116 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 170,438 | 175,721 | 5,283 | | |
| 2. ASSESSED VALUE: | 251,200 | 248,700 | -2,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 251,200 | 248,700 | -2,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-258-10 PROPERTY ADDRESS: 1820 NESS RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FISCHER ETHEL C TRUST 1764 GOLF LN FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 193-1* PT N 1/2 G.L. 2 COM N 1/4 COR OF SEC S ALG N/S 1/4 LN 1322.72 FT N 87 DEG 34'17 36'12 206 FT S 87 DEG 34'17 SEC 16 T26N R16W 3 A M/L SPLIT 1990 P.A. 1820 NESS ROAD [[2/89 WD 232/422; 2/89 232/422 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$96 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 141,761 | 146,155 | | |
| 2. ASSESSED VALUE: | | 259,900 | 258,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 259,900 | 258,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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L-4400

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-258-20 PROPERTY ADDRESS: 1832 NESS RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BAKER PATRICIA M REV TRUST 6592 ILEX CIRCLE NAPLES FL 34109 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: 193-2* COM N 1/4 COR S 1322.72 FT TO N LN G.L. 2 N 87 DEG 34'17 36'72 206 FT S 87 DEG 34'17 SEC 16 T26N R16W 3 A M/L SPLIT 1990 [[6/89 WD 235/395; 4/93 270/963 WD; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$122 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 98,687 | 101,746 | | |
| 2. ASSESSED VALUE: | | 231,000 | 229,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: | 1.000 | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 231,000 | 229,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|--|

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L-4400

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| | | | |
|---|---|---------------------------------------|----------------------------------|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-258-30 PROPERTY ADDRESS: NESS RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MARSZAL PAMELA ANN PO BOX 71 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: 193-3* COM AT N 1/4 COR S 1°2'37" GL #2 N 87°34'17" TO POB CONT S 188.17 FT N 88°14'45" NR BLUFF OF LK MI N 1°32'23" E 193.79 FT N 1°36'12" 635 FT TO POB - RIP RGHTS - EASE - SEC 16 T26N R16W 3 A M/L SPLIT 1991 [[11/90 247/438 WD; | CALCULATION CHANGES | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$48 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 38,653 | 39,851 | 1,198 |
| 2. ASSESSED VALUE: | 489,200 | 475,700 | -13,500 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 489,200 | 475,700 | -13,500 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR JILL BROWN | PHONE # (231) 881-4000 | EMAIL TOWNSHIPASSESSING@GMAIL.COM | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-258-40 PROPERTY ADDRESS: 1824 NESS RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FRYE STEPHEN W & DEBORAH E 174 AINTREE ROCHESTER MI 48306 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: 193-4* COM AT N 1/4 COR S 1322.72 FT W 419.94 FT TO POB S 1 DEG 36'12 12 SEC 16 T26N R16W 3.45 A M/L SPLIT 1993 [4/92 259/855 WD; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$4306 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 18,421 | 126,392 | | |
| 1. TAXABLE VALUE: | | 41,700 | 147,100 | | |
| 2. ASSESSED VALUE: | | 107,971 | 105,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 41,700 | 147,100 | | |
| | | 105,400 | | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | Partial Construction 50% PARTIAL COMP CONST | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|--|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-258-50 PROPERTY ADDRESS: NESS RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: TRACY GLEN A & DIANE R 1926 NESS RD FRANKFORT MI 49635-8526 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| COM N 1/4 COR OF SEC S 1322.72 FT TO NE COR G.L. 2 N 87 DEG 34'17" W 70 FT TO POB S 5 DEG 20'52" E 597.7 FT N 88 DEG 14'45" W 211.10 FT N 1 DEG 52'29" W 596.37 FT S 87 DEG 34'17" E 174.97 FT TO POB SEC 16 T26N R16W 2.63 A M/L SRVY 2/1073 SPLIT FROM 001-258-00 FRO 1999 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$33 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 47,946 | 49,432 |
| 2. ASSESSED VALUE: | | 78,000 | 78,000 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 78,000 | 78,000 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-258-60 PROPERTY ADDRESS: NESS RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MARMADUKE RONALD TRUST MARMADUKEARTHA LAURIE STEWART 2230 AUGUSTA DR CENTER VALLEY PA 18034 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| COM N 1/4 COR S 1322.72 FT S 88 DEG 46'23" E 134 FT S 5 DEG 20'52" E 156.29 FT TO C/L ESMT ALNG SD C/L S 69 DEG 47'41" E 166.23 FT S 57 DEG 52'02" E 54.18 FT ALG CRV LG CRD S 28 DEG 27'21" E 85.78 FT S 1 DEG 28'24" W 280.46 FT N 88 DEG 47'55" W 398.40 FT N 5 DEG 20'52" W 597.70 FT S 87 DEG 34'17" E 70 FT TO POB SEC 16 T26N R16W 4.71 A M/L SRVY 2/1073 SPLIT FROM 001-258-00 FRO 1999 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$9 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 7,171 | 222 | | |
| 2. ASSESSED VALUE: | | 46,400 | 500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 46,400 | 500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-258-70 PROPERTY ADDRESS: NESS RD , 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SHIELD THOMAS W TRUST 3609 OAK CREEK TERRACE VADNAIS HEIGHTS MN 55127 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| COM N 1/4 COR OF SEC 16 T26N R16W S 1322.72 FT TO NE COR G.L 2 TH S 88°46'23" E 404.53 FT TH S 04°14'10" E 594.74 FT TH N 88°47'55" W 198.3 FT TO C/L ESMT TH ALG SD ESMT N 01°28'24" E 280.46 FT TH ALG CRV LG CHRD N 28°27'21" W 85.78 FT TH N 57°52'02" W 54.18 FT TH N 69°47'41" W 166.23 FT LV C/L N 05°20'52" W 156.29 FT TO POB TGTHER W/SBJ TO INGR + EGRS ESMT 3.48 A M/L SRVY 2/1073 SPLIT FROM 001-258-00 FRO 1999 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$38 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 30,500 | 31,445 | | |
| 2. ASSESSED VALUE: | | 95,600 | 105,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 95,600 | 105,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-259-00 PROPERTY ADDRESS: 1640 PILGRIM HWY FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BEST RONALD L BEST GALE L 1640 PILGRIM HWY FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 193A* TH PT OF NE 1/4 LYING SW'LY OF M-22 HWY & E'LY OF ANDERSON RD SEC 16 T26N R16W 6 A M/L P.A. 1640 PILGRIM HWY [[209/896; BP 4/92; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$83 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 121,651 | 125,422 | 3,771 | | |
| 1. TAXABLE VALUE: | 121,651 | 125,422 | 3,771 | | |
| 2. ASSESSED VALUE: | 213,200 | 209,100 | -4,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 213,200 | 209,100 | -4,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-259-10 PROPERTY ADDRESS: 1716 PILGRIM HWY FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BUZZELL JOEL & VAN WOLFEREN SASKIA 1716 PILGRIM HWY FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: BEG AT A PT 69.17 FT N OF SE COR N 1/2 OF SW 1/4 OF NE 1/4 TH N 88°47'55" W 723.81 FT N 04°40' W TO N LN OF N 1/2 OF SW 1/4 OF NE 1/4 E TO M-22 HWY SE'LY ALG HWY TO PT N OF POB TH S TO POB SEC 16 T26N R16W DESC CORR FOR 2008 P.A. 1716 PILGRIM HWY | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$64 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 94,996 | 97,940 | 2,944 | | |
| 1. TAXABLE VALUE: | 94,996 | 97,940 | 2,944 | | |
| 2. ASSESSED VALUE: | 195,700 | 201,900 | 6,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 195,700 | 201,900 | 6,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| | | | | | | |
|---|---|--|--|----------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | | |
| | PARCEL NUMBER: 05-001-261-00 PROPERTY ADDRESS: 1506 MICHIGAN AVE FRANKFORT, | | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MILLER ANDREW & REBECCA 1506 MICHIGAN AVE FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | | |
| | % 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: | | CALCULATION CHANGES | | | | |
| COM AT E 1/4 COR OF SEC 16 N 89° 57'20" W 1158.35 FT TO C/L FORMER ANDERSON RD & POB S 35° 33'30" W 95.73 FT S 53° 41' W 2.12 TO W'LY ROW MICHIGAN AVE S 21° 47' W 84.05 FT N 89° 48' W 74.64 FT N 157.03 FT N 89° 59'33" W 100 FT N 332.67 FT S 89° 59' E 302.46 FT TO ROW AVE S 6° 49'01" W 92.03 FT ALG CRV RGT CHR D S 9° 23' W 99.67 FT TO C/L FORMER ANDERSON RD S 19° 45' E 56.97 FT S 3° 47' W 47.67 FT S 35° 33'30" W 51.40 FT TO POB SEC 16 T26N R16W 2.6 A M/L DESC CORR 1992 SPLIT TO 001-261-10 FOR 2003 LDA 08/02 P.A. 1506 MICHIGAN AVE | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$109 | | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 161,377 | 166,379 | 5,002 | | |
| 2. ASSESSED VALUE: | | 250,400 | 249,500 | -900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 250,400 | 249,500 | -900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | | |
| ASSESSOR | | PHONE # | | EMAIL | | |
| JILL BROWN | | (231) 881-4000 | | TOWNSHIPASSESSING@GMAIL.COM | | |
| HOW TO FILE AN APPEAL | | | | | | |
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L-4400

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| | | | |
|---|---|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-261-10 PROPERTY ADDRESS: 1506 MICHIGAN AVE FRANKFORT, | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MILLER ANDREW 1506 MICHIGAN AVE FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| COM E 1/4 COR SEC 16 N 89° 57'20" W 1321.01 FT CONT W 100 FT N 332.67 FT TO POB N 347.39 FT S 89° 59' E 377.98 FT TO C/L M-22 S 45° 22'30" E 6.28 FT TO C/L FORMER ANDERSON RD S 16° 9'32" W 245.91 FT TO W ROW MICHIGAN AVE S 6° 49'01" W 107.52 FT N 89° 59' W 302.46 FT TO POB SPLIT FROM 001-261-00 FOR 2003 LDA 8/02 W/1 DIV SEC 16 T26N R16W 2.69 A M/L | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$18 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | 25,940 | 26,744 |
| 1. TAXABLE VALUE: | | 25,940 | 26,744 |
| 2. ASSESSED VALUE: | | 78,700 | 78,700 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 78,700 | 78,700 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-262-00 PROPERTY ADDRESS: 1616 NESS RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WALTON JULIE A & MARK L PO BOX 1161 FRANKFORT MI 49635-1161 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 194B* BEG 730.42 FT N 14' E & 1207.16 FT N 89 DEG 22' W OF SEC CTR S 7 DEG 31' E 151.28 FT S 83 DEG 15'30 N 21 DEG 32' W 7.19 FT N 10 DEG 6' W 73.43 FT N 2 DEG 16' E 111.75 FT S 89 DEG 22' E 306.62 FT TO BEG SEC 16 T26N R16W P.A. 1616 NESS ROAD [[7/86 214/680; 6/96 306/565 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$206 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 304,227 | 313,658 | | |
| 2. ASSESSED VALUE: | | 721,800 | 712,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 721,800 | 712,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-264-00 PROPERTY ADDRESS: 1658 NESS RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CAMPBELL BRUCE C REVOCABLE TRUST CAMPBELL BRUCE C [TRUSTEE] PO BOX 553 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| COM AT CTR POST OF SEC W OF E/W 1/4 LN 962.84 FT N 18 DEG 40' W 338.23 FT N 22°33' W 98.88 FT TO POB S 81°34'50" W 352 FT TO SHORE LK MICH (1970 BLUFF LN) N 13°49'45" W ALG SH 98.79 FT N 83°15'30" E 339.20 FT S 22°33' E 91.18 FT TO POB - EASEMENT SEC 16 T26N R16W P.A. 1658 NESS ROAD [[9/69 137/270; 8/77 LC 168/256; 1/81 WD 186/870; 7/83 WD 197/725; 8/83 QC 197/724; 8/83 MLC 197/726; 205/532; 09/05 2005R-05921 WD; 07/07 BP; 06/08 2008R-06125 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$464 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 187,839 | 199,462 | | |
| 2. ASSESSED VALUE: | | 394,900 | 393,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 394,900 | 393,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | New Construction | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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L-4400

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| | | | |
|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-265-00 PROPERTY ADDRESS: 1636 NESS RD FRANKFORT, | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CAMPBELL BRUCE C REVOCABLE TRUST CAMPBELL BRUCE C [TRUSTEE] PO BOX 553 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| 194D-1* N 100 FT OF S 635 FT OF W 352 FT OF SW 1/4 OF NW 1/4 22 DEG 33' E 195.11 FT S 81 DEG 34'50 A PT S 83 DEG 15'30 SEC 16 T26N R16W .81 A M/L P.A. 1636 NESS ROAD [I 6/71 139/78; 139/437 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$265 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 391,297 | 403,427 |
| 2. ASSESSED VALUE: | | 652,200 | 644,100 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 652,200 | 644,100 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-266-10 PROPERTY ADDRESS: NESS RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MARSZAL PAMELA A PO BOX 71 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: * COM CTR SEC S 90 DEG 00'00 S 90 DEG 00'00 42'20 TGTHR W/ & SBJ EASE 4 A M/L SPLIT FROM 001-266-00 FOR 1996 [[6/95 294/956 WD; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$22 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 17,917 | 18,472 | | |
| 1. TAXABLE VALUE: | | 45,200 | 46,800 | | |
| 2. ASSESSED VALUE: | | 45,200 | 46,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 45,200 | 46,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-266-20 | | | | |
| | PROPERTY ADDRESS: NESS RD FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KUBIT SCOTT TWIGG CHRISTINE 553 BELLOWS FRANKFORT MI 49635 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: * COM CTR SEC N 89 DEG 58'30 TO C/L EASE ALG C/L S 89 DEG 59'00 S 89 DEG 58'30 SEC 16 T26N R16W 5 A M/L SPLIT FROM 001-266-00 FOR 1996 [[6/95 294/1123 LC; | % 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 | | |
| | | | | | |
| | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$42 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 33,972 | 35,025 | 1,053 | | |
| 2. ASSESSED VALUE: | 46,900 | 46,900 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 46,900 | 46,900 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-266-40 PROPERTY ADDRESS: NESS RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MARSZAL PAMELA A SEABURY DAVID G PO BOX 71 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| * S 729.59 FT OF SW 1/4 OF NE 1/4 EXC W 909.35 FT ALSO EXC E 100 FT OF S 680.06 FT THEREOF SEC 16 T26N R16W 5 A M/L SPLIT FROM 001-266-00 FOR 1996 (UNCONTIG PRCL) [[7/95 296/355 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$25 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 20,534 | 21,170 | | |
| 2. ASSESSED VALUE: | | 46,900 | 46,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 46,900 | 46,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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| | | | | | |
|--|---|-------------------------------|----------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-267-00 | | | | |
| | PROPERTY ADDRESS: NESS RD FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BAUM MARGARET A & ROBERT M 66 MCKENNA RD NORWICH VT 05055 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: P/O GOVT LOT 2 SEC 16 T26N R16W COM AT CTR POST SEC 16 TH W ON E-W 1/4 LNE 962.84 FTTH N18°40'W 244.35FT TH N18°40'W 93.88FT TO POB TH S81°34'50"W 119.65FT TH N08°25'10"W 31.15FT TH S81°19'30" W 216.54FT TO EXISTING LAKE MI BLUFF TH ALNG BLUFF N21°09'49" W 81.83FT TH N81°34'50"E 327.55FT TH S18°39'22"E 98.88FT TO POB. 1 A +/- TOGETHER W/ALL LANDS LYING BETWEEN SAID BLUFF AND WATER'S EDGE OF LAKE MICHIGAN PARTIALLY SPLIT TO 001-267-(10-13) PARCEL A FOR 1996 P.A. 1662 NESS ROAD [[6/94 285/80 WD; BP 11/94; 5/95 294/267 QC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$34 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES | CURRENT YEAR TENTATIVE VALUES | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 2024 | 2025 | | | |
| | 27,304 | 28,150 | 846 | | |
| | 315,200 | 306,500 | -8,700 | | |
| | 315,200 | 306,500 | -8,700 | | |
| 2. ASSESSED VALUE: | | | | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | | | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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L-4400

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| | | | |
|---|---|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-267-10 PROPERTY ADDRESS: 1682 NESS RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BAUM MARGARET A & ROBERT M 66 MCKENNA RD NORWICH VT 05055 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| * 40 % INT IN PRCL DESC PRT GOVT LOT 2 COM C 1/4 COR W 962.84 FT TH N 18°40'W 244.35 FT TO POB TH S 81°19'30"W 298.14 FT TO EXIST BLUFF LK MICH ALG BLUFF TH N 33°50'48"W 121.54 FT TH N 81°19'30"E 216.54 FT TH N08°25'10"E 1.15FT TH N 81°34'50"W 119.65FT TO POB TGHTR W/LANDS BTW BLUFF & WTRS EDGE SEC 16 T26N R16W PAR-B-SURVEY SPLIT FROM 05-001-267-00 FOR 1996 [[5/95 294/267; SEC 16 T26N R16W PAR-B-SURVEY SPLIT FROM 001-267-00 FOR 1996 [[5/95 294/267; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$80 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 65,019 | 67,034 |
| 2. ASSESSED VALUE: | | 168,700 | 165,200 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 168,700 | 165,200 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|---|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-267-11 PROPERTY ADDRESS: 1682 NESS RD % SPLIT FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DERGE ANN T & RANDY A MARGARET BAUM 66 MCKENNA RD NORWICH VT 05055 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| * 20 % INT IN PRCL DESC PRT GOVT LOT 2 COM C 1/4 COR W 962.84 FT TH N 18°40'W 244.35 FT TO POB TH S 81°19'30"W 298.14 FT TO EXIST BLUFF LK MICH ALG BLUFF TH N 33°50'48"W 121.54 FT TH N 81°19'30"E 216.54 FT TH N08°25'10"E 1.15FT TH N 81°34'50"W 119.65FT TO POB TGHTR W/LANDS BTW BLUFF & WTRS EDGE SEC 16 T26N R16W PAR-B-SURVEY SPLIT FROM 05-001-267-00 FOR 1996 [[5/95 294/267; SEC 16 T26N R16W PAR-B-SURVEY SPLIT FROM 05-001-267-00 FOR 1996 [[5/95 294/267; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$40 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 32,499 | 33,506 |
| 2. ASSESSED VALUE: | | 84,400 | 82,600 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 84,400 | 82,600 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|--|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-267-12 PROPERTY ADDRESS: 1682 NESS RD %SPLIT FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ROETTGER LOUIS ROETTGER NANCY 5104 GLENBROOK DR VIENNA WV 26105 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | |
| * 20% INT IN PRCL DESC PRT GOVT LOT 2 COM C 1/4 COR W 962.84 FT TH N 18°40'W 244.35 FT TO POB TH S 81°19'30"W 298.14 FT TO EXIST BLUFF LK MICH ALG BLUFF TH N 33°50'48"W 121.54 FT TH N 81°19'30"E 216.54 FT TH N08°25'10"E 1.15FT TH N 81°34'50"W 119.65FT TO POB TGHTR W/LANDS BTW BLUFF & WTRS EDGE SEC 16 T26N R16W PAR-B-SURVEY SPLIT FROM 05-001-267-00 FOR 1996 [[5/95 294/267; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$40 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 32,499 | 33,506 |
| 2. ASSESSED VALUE: | | 84,400 | 82,600 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 84,400 | 82,600 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

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L-4400

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-267-13 PROPERTY ADDRESS: 1682 NESS RD %SPLIT FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: TALBERT MARGARET 66 MCKENNA RD NORWICH VT 05055-9426 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| * 20 % INT IN PRCL DESC PRT GOVT LOT 2 COM C 1/4 COR W 962.84 FT TH N 18°40'W 244.35 FT TO POB TH S 81°19'30"W 298.14 FT TO EXIST BLUFF LK MICH ALG BLUFF TH N 33°50'48"W 121.54 FT TH N 81°19'30"E 216.54 FT TH N08°25'10"E1.15FT TH N 81°34'50"W 119.65FT TO POB TGHTR W/LANDS BTW BLUFF & WTRS EDGE SEC 16 T26N R16W PAR-B-SURVEY SPLIT FROM 05-001-267-00 FOR 1996 [[5/95 294/267; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
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| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$40 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 32,499 | 33,506 | 1,007 | | |
| 2. ASSESSED VALUE: | 84,400 | 82,600 | -1,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 84,400 | 82,600 | -1,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-270-00 PROPERTY ADDRESS: BEECH RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: NAHNSEN DENNIS A & MARGARET M 4518 WINDJAMMER LN FORT MYERS FL 33919 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| 197* BEG 100 FT E OF NE COR OF WILDWOOD W 100 FT S 10 DEG 30'E 65.9 FT S 58 DEG 40' E 55.53 FT N 46 DEG 55' E 78.27 FT 23 DEG W TO BEG SEC 16 T26N R16W .18 A M/L [11/73 149/699; 3/95 292/1168 WD; 03/96 304/423 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$26 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 21,450 | 22,114 | | |
| 2. ASSESSED VALUE: | | 49,700 | 47,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 49,700 | 47,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | | |
| | PARCEL NUMBER: 05-001-271-00 | | | | | |
| | PROPERTY ADDRESS: BEECH RD FRANKFORT, MI 49635 | | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ZINN EDITH MCCLUSKY 5555 PARADISE DR APT 212 CORTE MADERA CA 94925 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | | |
| LEGAL DESCRIPTION: 197A* BEG 65.9 FT S 10 DEG 30' E & 70.53 FT S 58 DEG 40' E OF NE COR OF WILDWOOD N 39 DEG E 28.77 FT N 84 DEG 42' E 41.26 FT S 23 DEG E TO 1ST ADD TO WILDWOOD NW'LY TO BEG SEC 16 T26N R16W .14 A M/L [[8/89 QC 237/398; 3/95 292/1168 WD; | % 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 | | | |
| | | | | | | |
| CALCULATION CHANGES | | | | | | |
| 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | | | |
| *Applies to all property taxable values in the State of Michigan | | | | | | |
| Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$-120 | | | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | | |
| 1. TAXABLE VALUE: | 109,200 | 106,200 | -3,000 | | | |
| 2. ASSESSED VALUE: | 109,200 | 106,200 | -3,000 | | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 109,200 | 106,200 | -3,000 | | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | | |
| 6. Assessor Change Reason(s) | | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | | |
| HOW TO FILE AN APPEAL | | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-272-00 PROPERTY ADDRESS: BEECH RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MARTIN NICHOLAS & BENITEZ 143 GREELEY AVE STATEN ISLAND NY 10306 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 197B* BEG 65.9 FT S 10 DEG 30'E & 55.53 FT S 58 DEG 40' E OF NE COR OF WILDWOOD S 58 DEG 40' E 15 FT N 39 DEG E 28.77 FT N 84 DEG 42' E 41.26 FT N 23 DEG 38.06 FT S 46 DEG 55'W 78.27 FT TO BEG SEC 16 T26N R16W .03 A M/L [[203/338 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$7 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 5,297 | 5,461 | | |
| 2. ASSESSED VALUE: | | 34,400 | 32,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 34,400 | 32,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-273-00 PROPERTY ADDRESS: 1872 BEECH RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MACWILLIAMS DAVIDE & RINEHART LESLIE C 11 FALL RIDGE RD WESTON CT 06883 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 198* BEG AT SE COR OF WILDWOOD N 60 DEG 1' E 49.4 FT S 53 DEG 53' E 25 FT S 13 DEG 35' E 71.3 FT W 465.3 FT TO LK MICH N 10 DEG 16' W 60.98 FT E 396 FT TO BEG SEC 16 T26N R16W P.A. 576 MICHIGAN AVENUE [[6/74 155/727; 7/79 178/730 QC | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$733 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 60,397 | 18,372 | | |
| 2. ASSESSED VALUE: | | 165,200 | 12,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 165,200 | 12,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-274-01 PROPERTY ADDRESS: 1840 GOLF LN FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GOTTLIEB JOHN & SPURR LAURIE & WHITE MARGARET 437 HILLCREST LN LOMBARD IL 60148 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| BEG 24.67 CH W & 961.2 FT S 10°16'E OF 1/4 POST BEG SEC 9-16 W 396 FT N 10°16' E 32.1 FT E TO TOP OF BLUFF N 78°30' E 166.3 FT S 6°10' W 65 FT W 35.6 TO BEG SEC 16 T26N R16W P.A. 1840 GOLF LANE | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$87 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 70,425 | 72,608 | 2,183 | | |
| 2. ASSESSED VALUE: | 240,400 | 235,900 | -4,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 240,400 | 235,900 | -4,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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THIS IS NOT A TAX BILL

L-4400

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-275-00 PROPERTY ADDRESS: 1854 GOLF LN FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SEARS CHARLES L SEARS LAURICE T 1168 ALAMEDA DR AURORA IL 60506 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 200* BEG 60.98 FT S 10°16' E OF SE COR OF WILDWOOD E 69.3 FT S 6°10' W 56 FT S 78°30' W 166.3 FT W TO LK MICH N'LY ALG LK TO PT W OF BEG E 396 FT TO BEG SEC 16 T26N R16W P.A. 1854 GOLF LANE [[8/91 252/843 QC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$73 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 59,081 | 60,912 | 1,831 | | |
| 2. ASSESSED VALUE: | 372,200 | 363,400 | -8,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 372,200 | 363,400 | -8,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | | | |
|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-276-00 PROPERTY ADDRESS: 1822 GOLF LN & 1828 GOLF FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MOLLER SHARON C RLT 732 SUSSEX LN CRYSTAL LAKE IL 60014 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 201* BEG 24.13 CHS W & 960.2 FT S 10 DEG 16' E OF 1/4 POST BET SEC 9-16 S 10 DEG 31' E 120 FT W 132.7 FT NWLY ALG BLUFF TO PT W OF BEG E TO BEG - RIP RGTS SEC 16 T26N R16W P.A. 1822 GOLF LANE [[6/75 158/83; 7/88 WD 228/466; 11/88 231/87 QC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$195 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 157,874 | 162,768 | 4,894 | | |
| 1. TAXABLE VALUE: | 157,874 | 162,768 | 4,894 | | |
| 2. ASSESSED VALUE: | 384,400 | 376,000 | -8,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 384,400 | 376,000 | -8,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-277-00 PROPERTY ADDRESS: 1810 GOLF LN FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: T PLUS T LLC VIRGINIA TERRY 1106 S LAMAR BLVD OXFORD MS 38655 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| 28.79% INT IN COM 1592.58 FT W & 960.2 FT S 10 DEG 16' E OF 1/4 POST BET SEC 9 & 16 TH S 10 DEG 31' E 120 FT TO POB S 10 DEG 31' E 120 FT W 140.7 FT NWLY ALG BLUFF TO PT W OF POB E TO POB RIP RIGHTS SEC 16 T26N R16W SEE 001-277-09 91 92 93 FOR REMAINING INT SPLIT FOR 1998 SEE 001-277-94 95 96 97 FOR REMAIN INT-SPLIT FOR 1999 P.A. 1810 GOLF LANE | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$206 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 166,423 | 171,582 | 5,159 | | |
| 2. ASSESSED VALUE: | 410,000 | 401,500 | -8,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 410,000 | 401,500 | -8,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-278-00 PROPERTY ADDRESS: 1784 GOLF LN FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: NIEMAN MARTIN W TRST 131 GALE AVE RIVER FOREST IL 60305 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 203* BEG 24.13 CHS W & 960.2 FT S 10°16' E OF 1/4 POST BET SEC 9-16 S 10°31' E 240 FT TO POB S 10°31' E 120 FT W 141.1 FT NW'LY ALG BLUFF TO PT W OF POB E TO POB - RIP RGTS SEC 16 T26N R16W P.A. 1784 GOLF LANE [[12/94 292/42 QC; 8/95 298/1067 QC; 05/96 305/1123 LC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$202 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 163,269 | 168,330 | | |
| 2. ASSESSED VALUE: | | 392,200 | 383,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 392,200 | 383,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-279-00 PROPERTY ADDRESS: 1764 GOLF LN FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FERRIS JAMES & AMY 1764 GOLF LN FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 203A* N 120 FT OF W 324 FT OF GOVT LOT 2 SEC 16 T26N R16W 1 A M/L P.A. 1764 GOLF LANE [[11/85 211/549; 4/92 259/902; 4/94 283/264-265 QC; 4/94 289/1116 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$148 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 217,913 | 224,668 | 6,755 | | |
| 2. ASSESSED VALUE: | 460,600 | 452,600 | -8,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 460,600 | 452,600 | -8,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|--|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-280-00 PROPERTY ADDRESS: 1740 GOLF LN FRANKFORT, | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CARTER FAMILY TRUST JEAN LAVE TRUST 748 SOUTH MORTON ST BLOOMINGTON IN 47403 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: 203B* S 100 FT OF N 220 FT OF W 324 FT OF GOVT LOT 2 SEC 16 T26N R16W .75 A M/L P.A. 1740 GOLF LANE [[221/111 QC; 7/92 261/755; 7/92 261/754 QC; | | CALCULATION CHANGES | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$73 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 59,081 | 60,912 |
| 2. ASSESSED VALUE: | | 332,100 | 324,300 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 332,100 | 324,300 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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L-4400

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-281-00 PROPERTY ADDRESS: 1724 GOLF LN FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LOVE BRUCE W CAROLE SCHWABE 906 HEDGEWOOD DR GEORGETOWN TX 78628 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 203C* S 100 FT OF N 320 FT OF W 324 FT OF GOVT LOT 2 SEC 16 T26N R16W .75 A M/L P.A. 1724 GOLF LANE [[2/74 URLC; 10/74 155/741; 306/580 MTRST; 2/96 306/577 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$78 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 63,474 | 65,441 | 1,967 | | |
| 2. ASSESSED VALUE: | 330,400 | 323,000 | -7,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 330,400 | 323,000 | -7,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-282-00 PROPERTY ADDRESS: 1702 GOLF LN FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: RODES ERIC P & JUDITH S 1702 GOLF LN FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 204* S 68 FT OF N 388 FT OF W 324 FT OF GOVT LOT 2 SEC 16 T26N R16W .5 A M/L P.A. 1702 GOLF LANE | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$211 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 310,762 | 320,395 | 9,633 | | |
| 2. ASSESSED VALUE: | 525,800 | 519,200 | -6,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 525,800 | 519,200 | -6,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-283-00 PROPERTY ADDRESS: GOLF LN FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GOTTLIEB JOHN 437 HILLCREST LN LOMBARD IL 60148 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 205* S 110 FT OF N 499 FT OF W 324 FT OF GOVT LOT 2 ALSO COM N 1/4 COR OF SEC S 1322.72 FT TO N LN GOVT LOT 2 W 1304.94 FT S 412 FT TO POB E 60 FT W 61.6 FT S 78°19'47" W 61 64 FT N 76.62 FT TO POB SEC 16 T26N R16W 1.8 A M/L PT 001-258-30 COMB HERE FOR 1998 - LDA 6/97 | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$31 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 24,722 | 25,488 | 766 | | |
| 1. TAXABLE VALUE: | 24,722 | 25,488 | 766 | | |
| 2. ASSESSED VALUE: | 382,900 | 373,100 | -9,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 382,900 | 373,100 | -9,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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L-4400

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-287-00 PROPERTY ADDRESS: NESS RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SEABURY DAVID 660 CRYSTAL DOWNS DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 207* S 150 FT OF N 250 FT OF GOV'T LOT 3 SEC 16 T26N R16W 5.52 A M/L [[108/13; 4/95 293/997 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$45 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 36,540 | 37,672 | 1,132 | | |
| 1. TAXABLE VALUE: | 36,540 | 37,672 | 1,132 | | |
| 2. ASSESSED VALUE: | 266,700 | 265,000 | -1,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 266,700 | 265,000 | -1,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-287-01 PROPERTY ADDRESS: NESS RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LAPINS CAROLYN M 117 PINE TREE DR ORMOND BEACH FL 32174 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| 207A* S 50 FT OF N 300 FT OF GOVT LOT 3 SEC 16 T26N R16W TGTHR W/BEACH ADJ & FULL RIPARIAN RIGHTS INCLUDING ESMNT FOR INGRESS/EGRESS & REGRESS OVER ADJ LAND OF GRANTOR BTWEEN SAID PARCEL & ANDERSON RD. ESMNT TO BE RDWY OER SHORTEST DISTANCE BETWEEN SAID LAND & ANDERSON RD. 1.84 A M/L [[12/76 164/711 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$14 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 11,228 | 11,576 | | |
| 2. ASSESSED VALUE: | | 184,100 | 181,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 184,100 | 181,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | | PHONE # | | | |
| JILL BROWN | | (231) 881-4000 | | | |
| | | EMAIL | | | |
| | | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-288-00 PROPERTY ADDRESS: 1300 MICHIGAN AVE FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BRAUN SHEPARD REID KAYE F 1300 MICHIGAN AVE FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 208* NW 1/4 OF SE 1/4 EXC S 211.59 FT & EXC N 85.41 FT OF S 279 FT OF E 300 FT & EXC BEG 930.43 FT N & 320.31 FT N 70 DEG 8' W OF SE COR N 78 DEG 56' W 295.16 FT S 11 DEG 4' W 295.16 FT S 78 DEG 56' E 295.16 FT N 11 DEG 4' E 295.16 FT TO BEG EXC COM AT SE COR OF SW 1/4 OF SE 1/4 N 1670.40 FT TO POB W 454.79 FT N 13 DEG 50'10 402.25 FT TO POB ALSO EXC COM AT SE COR OF SEC W 1322.54 FT N 2438 FT TO POB W 208.71 FT N 208.71 FT TO N LN OF NW 1/4 OF SE 1/4 E 208.71 FT S 208.71 FT TO POB SEC 16 T26N R16W 26 A M/L P.A. 1300 MICHIGAN AVENUE [[8/87 222/212 WD; 8/95 296/827 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$133 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 196,506 | 202,597 | 6,091 | | |
| 2. ASSESSED VALUE: | 436,400 | 435,400 | -1,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 436,400 | 435,400 | -1,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-288-01 PROPERTY ADDRESS: MICHIGAN AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BRAUN SHEPARD REID KAYE F 1300 MICHIGAN AVE FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 208B* COM AT SE COR OF SEC N 89 DEG 53' W 1322.54 FT TO SE COR OF SW 1/4 OF SE 1/4 N 00 DEG 12' E 1670.40 FT TO POB N 89 DEG 53'25 89 DEG 54'30 EASEMENT SEC 16 T26N R16W 3.79 A M/L [[9/81 189/434 WD; 8/87 WD 222/208; 8/95 296/827 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$20 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 29,624 | 30,542 | | |
| 2. ASSESSED VALUE: | | 43,900 | 45,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 43,900 | 45,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|--|
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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-288-02 PROPERTY ADDRESS: MICHIGAN AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MILLER ANDREW E 1506 MICHIGAN AVE FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/31/2025. 208C* COM AT SE COR OF SEC TH N 89°53'00" W 1322.54 FT; TH N 00°12'00" E 2438 FT TO POB; TH W 208.71 FT ; TH N 00°12'00" E 208.71 FT; TH E 208.71 FT ; TH S 00°12'00" W 208.71 FT TO POB. SUBJ TO THE ROW OF UNABANDONED PORTION OF "OLD ANDERSON RD" SEC 16 T26N R16W 1 A M/L [[9/82 192/959 QC; 9/82 192/960 WD; 12/82 WD 194/77; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$22 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 18,221 | 18,785 | 564 | | |
| 2. ASSESSED VALUE: | 25,500 | 26,700 | 1,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 25,500 | 26,700 | 1,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-289-00 PROPERTY ADDRESS: 1420 MICHIGAN AVE FRANKFORT, MI 49635-6 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DUNPHEY LISA TRUST DUNPHEY ROBERT TRUSTEE 644 STOKLEY VIEW DR CARY NC 27518 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 208A* BEG 930.43 FT N & 320.31 FT N 70 DEG 8'W OF SE COR O NW 1/4 OF SE 1/4 N 78 DEG 56' W 295.16 FT S 11 DEG 4' W 295.16 FT S 78 DEG 56' E 295.16 FT N 11 DEG 4' E 295.16 FT TO BEG SEC 16 T26N R16W 2 A M/L | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$108 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 87,265 | 89,970 | | |
| 1. TAXABLE VALUE: | | 128,000 | 129,100 | | |
| 2. ASSESSED VALUE: | | 128,000 | 129,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 128,000 | 129,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|--|---------------------------------------|----------------------------------|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-291-00 PROPERTY ADDRESS: SUKHUMVIT LN FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: OLD BALDY PRESERVE LLC PO BOX 67 SHAWNEE ON DELAWARE PA 18356 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: | CALCULATION CHANGES | | |
| COM SE COR OF SEC 16 N 89° 39'20" W ALG S LN OF SEC 1322.42 FT TO SE COR GL #4 N 1323.52 FT TO N LN GL #4 N 89° 41'43" W 1322.01 FT TO POB N 89° 41'43" W 1112.56 FT TO PT ON TRVS LN N 15° 06'35" W ALG SH LN LK MICHIGAN 1055.81 FT S 89° 51'50" E 1395.82 FT S 1021.95 FT TO POB RIP RIGHTS SEC 16 T26N R16W 30.87 A M/L P.A. 1132 MICHIGAN AVE SPLIT TO 001-291-10 FOR 1994 SPLIT TO 001-291-20 FOR 1998 LDA 8/97 SPLIT TO 001-291-30 40 & 50 FOR 2006 NO LDA | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$240 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 194,145 | 200,163 | 6,018 |
| 2. ASSESSED VALUE: | 508,400 | 507,800 | -600 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 508,400 | 507,800 | -600 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR JILL BROWN | PHONE # (231) 881-4000 | EMAIL TOWNSHIPASSESSING@GMAIL.COM | |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|--|--|---------------------------------------|----------------------------------|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-291-10 PROPERTY ADDRESS: 1260 MICHIGAN AVE FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WILLIAMS JEFFREY & CYNTHIA H 1260 MICHIGAN AVE FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: | CALCULATION CHANGES | | |
| P/O NW 1/4 OF SE 1/4 OF SEC 16 T26N R16W COMM AT SE CORNER OF NW 1/4 OF SE 1/4; THENCE N 297 FT ; THENCE W 300 FT THENCE S 85.41 FT; THENCE W 1020 FT TO W LINE NW 1/4 OF THE SE 1/4; THENCE S 211.59 FT TO S LINE OF NW 1/4 OF SE 1/4; THENCE E TO P.O.B. | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| TOGETHER W/ 10 FT WIDE NON-EXCLUSIVE ESMNT FOR LAKE MICHIGAN ACCESS ACROSS EXISTING DR ACROSS P/O S 1/2 OF SEC 16 T26N R16 W CRYSTAL LAKE TOWNSHIP BENZIE COUNTY MICHIGAN LYING 5 FT EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE AND AN EASEMENT FOR BEACH PICNIC AND ASSOC RIPARIAN ACTIVITIES WHOSE AREA IS DESCRIBED AS FOLLOWS: COMM AT THE SE CORNER OF SEC 16; THENCE ALONG THE S LINE 89°53'00"W 1322.54 FT TO SE CORNER OF SW 1/4 OF SE 1/4; THENCE ALONG E LINE OF W 1/2 OF SE 1/4 & CENTERLINE OF MICHIGAN AVENUE N00°12'00"E 1323.40 FT TO SE CORNER OF NW 1/4 OF SE 1/4; | *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$217 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 175,560 | 181,002 | 5,442 |
| 2. ASSESSED VALUE: | 295,600 | 292,000 | -3,600 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 295,600 | 292,000 | -3,600 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR JILL BROWN | PHONE # (231) 881-4000 | EMAIL TOWNSHIPASSESSING@GMAIL.COM | |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
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PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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L-4400

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-291-20 PROPERTY ADDRESS: 1136 MICHIGAN AVE | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KIRKWOOD CHARLES PO BOX 67 SHAWNEE ON DELAWARE PA 18356 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| COM SE COR OF SEC W 1322.54 FT N 573.71 FT TO POB W 450 FT N 270 FT E 450 FT S 270 FT TO POB SEC 16 T26N R16W 2.78 A M/L SURVEY SPLIT FROM 001-291-00 P.A. 1136 MICHIGAN AVE | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$387 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 312,937 | 322,638 | 9,701 | | |
| 2. ASSESSED VALUE: | 606,400 | 602,900 | -3,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 606,400 | 602,900 | -3,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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L-4400

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-291-30 PROPERTY ADDRESS: MICHIGAN AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LEWIS ETHEL 2850 YORKSHIRE RD BIRMINGHAM MI 48009 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| COM SE COR OF SEC 16 N 89° 39'20" W ALG S LN OF SEC 1322.42 FT TO SE COR GL #4 N ALG E LN 1098.44 FT TO POB N 89° 41'35" W 500 FT N 225.08 FT TO N LN GL #4 S 89° 41'35" E 500 FT S 225.08 FT TO POB SBJ TO & TGTHR W/ 10' ESMNT AS RC'D 272/898 PRCL "C" SRVY SEC 16 T26N R16W 2.58 A M/L SPLIT FROM 001-291-00 FOR 2006 LDA 2/05 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$23 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 18,455 | 19,027 | | |
| 1. TAXABLE VALUE: | | 64,800 | 68,400 | | |
| 2. ASSESSED VALUE: | | 64,800 | 68,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 64,800 | 68,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-291-40 PROPERTY ADDRESS: MICHIGAN AVE FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KIRKWOOD CHARLES PO BOX 67 SHAWNEE ON DELAWARE PA 18356 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| COM SE COR OF SEC 16 N 89 DEG39'20"W ALG S SEC LN 1322.42 FT TO SE COR OF GL#4 N ALG E LN OF GL#4 927.53 FT TO POB N 89 DEG 41'43"W 2324.57 FT TO A PT ON TRVS LN ALG SH LK MICHIGAN N 15 DEG 06'35" W 410.77 FT S 89 DEG 41'43" E 1934.57 FT S 225.08 FT S 89 DEG 41'43" E 500 FT S 170.92 FT TO POB EXC COM SE COR OF SEC 16 N 89 DEG39'20"W ALG S SEC LN 1322.42 FT TO SE COR OF GL#4 N 00° 25' 26" E 1125.44 FT TH N 89° 41' 43" W 1752.64 FT TO POB N 89 DEG 41'43" W 627.26 FT TO A PT ON TRVS LN ALG SH LK MICHIGAN N 15 DEG 06'35" W 205.34 FT S 89 DEG 41'43" E 843.45 FT TH ALG ARC OF CRV TO RT 162.91 FT SD ARC BEARS S 37° 22' 48" W 159.63 FT CEN ANG 28° 31' 18" TH ALG ARC OF CRF TO LFT 97.21 FT CHRD BEARS S 43° 06' 25" W 96.21 FT TO POB ALSO EXC COM SE COR OF SEC 16 N 89 DEG39'20"W ALG S SEC LN 1322.42 FT TO SE COR OF GL#4 N ALG E LN OF GL#4 927.53 FT TH N 89 DEG 41'43"W 1754.41 FT TO POB TH CONT N 89° 41' 43" W 570.72 FT TO TRV LN ALG SHR LK MICH TH N 15° 06' 35" W 205.29 FT TH | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$63 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| 1. TAXABLE VALUE: | | 51,069 | 52,652 |
| 2. ASSESSED VALUE: | | 141,900 | 146,100 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 141,900 | 146,100 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-291-41 PROPERTY ADDRESS: 714 SUKHUMVIT LN FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KIRKWOOD CHARLES PO BOX 67 SHAWNEE ON DELAWARE PA 18356 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| COM SE COR OF SEC 16 N 89 DEG 39' 20" W ALG S SEC LN 1322.42 FT TO SE COR OF GL#4 N 00° 25' 26" E 1125.44 FT TH N 89° 41' 43" W 1752.64 FT TO POB TH CONT N 89 DEG 41' 43" W 627.26 FT TO A PT ON TRVS LN ALG SH LK MICHIGAN N 15 DEG 06' 35" W 205.34 FT S 89 DEG 41' 43" E 843.45 FT TH ALG ARC OF CRV TO RT 162.91 FT SD ARC BEARS S 37° 22' 48" W 159.63 FT CEN ANG 28° 31' 18" TH ALG ARC OF CRV TO LFT 97.21 FT CHRD BEARS S 43° 06' 25" W 96.21 FT TO POB RIP RGHTS PRCL "B-1A" SRVY SEC 16 T26N R16W 3.38 A M/L NO LDA P.A. 714 SUKHUMVIT LANE (PVT) SPLIT FROM 10-05-001-291-40 FOR 2010 LDA 02/09 DESC CORR FOR 2015 (T27N) [[3/05 L2005R/P1987 WD; 1/10 BP; 7/10 2010R-03154 ESMT; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$406 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 328,664 | 338,852 | | |
| | | 467,300 | 478,400 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | | | 10,188 | | |
| | | | 11,100 | | |
| 1. TAXABLE VALUE: | | | | | |
| 2. ASSESSED VALUE: | | | | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | | | | |
| | | 467,300 | 478,400 | | |
| | | | 11,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| | | | |
|--|---|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-291-42 PROPERTY ADDRESS: 728 SUKHUMVIT LN FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KIRKWOOD CHARLES PO BOX 67 SHAWNEE ON DELAWARE PA 18356 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| COM SE COR OF SEC 16 N 89 DEG 39' 20" W ALG S SEC LN 1322.42 FT TO SE COR OF GL#4 N ALG E LN OF GL#4 927.53 FT TH N 89 DEG 41' 43" W 1754.41 FT TO POB TH CONT N 89° 41' 43" W 570.72 FT TO TRV LN ALG SHR LK MICH TH N 15° 06' 35" W 205.29 FT TH S 89° 41' 43" E 627.26 FT TH ALG ARC CRV TO LFT 148.99 FT CHRD BEARS S 06° 59' 24" W 145.40 FT TH S 15° 06' 35" E 55.49 FT TO POB RIP RGHTS PRCL "B-1B" SRVY SEC 16 T26N R16W 2.65 A M/L SPLIT FROM 10-05-001-291-40 FOR 2010 LDA 02/09 DESC CORR FOR 2015 (T27N) P.A. 728 SUKHUMVIT LANE (PVT) [[3/05 L2005R/P1987 WD; 1/10 BP; 7/10 2010R-03154 ESMT; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$367 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | 296,788 | 305,988 |
| 1. TAXABLE VALUE: | | 296,788 | 305,988 |
| 2. ASSESSED VALUE: | | 463,800 | 462,500 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 463,800 | 462,500 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
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Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | | PARCEL IDENTIFICATION | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KIRKWOOD CHARLES & VIRGINIA PO BOX 67 SHAWNEE ON DELAWARE PA 18356 | | PARCEL NUMBER: 05-001-291-50 | | |
| | | PROPERTY ADDRESS: 1128 MICHIGAN AVE | | |
| | | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| | | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | |
| COM SE COR OF SEC 16 N 89° 39'20" W ALG S SEC LN 1322.42 FT TO SE COR GL #4 N 400.09 FT TO POB N 89° 39'20" W 2178.46 FT TO A PT ON TRVS LN ALG SH LK MICHIGAN N 15° 06'35" W 545.58 FT S 89° 41'43" E 2324.57 FT TO E LN GL #4 S 83.69 FT N 89° 39'20" W 450.05 FT S 269.79 FT S 89° 36'24" E 449.98 FT S 173.57 FT TO POB EXC COM SE COR OF SEC 16 N 89° 39'20" W ALG S SEC LN 1322.42 FT TO SE COR GL #4 TH N 00° 25'26" E 927.53 FT TH N 89° 25'26" W 1754.41 FT TO POB TH S 15° 06'35" E 211.76 FT TH N 89° 41'43" W 570.52 FT TO TRV LN ALG SHR LK MICH TH N 15° 06'35" W 211.76 FT ALG SD TRV LN TH S 89° 41'43" E 570.52 FT TO POB ALSO EXC COM SE COR SEC 16 TH S 89° 39' 20" W 1322.42 FT TH N 00° 25' 26" E 399.97 FT TO POB TH N 89° 39' 20" W 620 FT TH N 00° 25' 26" E 173.57 FT TH S 89° 39' 20" E 620 FT TH S 00° 25' 26" W 173.57 FT TO POB SEC 16 T26N R16W 19.61 A M/L EASE REP RGTS SPLIT FROM 001-291-00 FOR 2006 NO LDA | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | | *Applies to all property taxable values in the State of Michigan | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax billl by approximatelv: \$383 | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 309,491 | 319,085 | 9,594 |
| 2. ASSESSED VALUE: | | 487,400 | 481,400 | -6,000 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 487,400 | 481,400 | -6,000 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | |
| ASSESSOR | | PHONE # | | EMAIL |
| JILL BROWN | | (231) 881-4000 | | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-291-51 PROPERTY ADDRESS: 740 SUKHUMVIT LN FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KIRKWOOD CHARLES & VIRGINIA PO BOX 67 SHAWNEE ON DELAWARE PA 18356 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| COM SE COR OF SEC 16 N 89° 39'20" W ALG S SEC LN 1322.42 FT TO SE COR GL #4 TH N 00° 25'26" E 927.53 FT TH N 89° 25'26" W 1754.41 FT TO POB TH S 15° 06'35" E 211.76 FT TH N 89° 41'43" W 570.52 FT TO TRV LN ALG SHR LK MICH TH N 15° 06'35" W 211.76 FT ALG SD TRV LN TH S 89° 41'43" E 570.52 FT TO POB RIP RGHTS SRVY PRCL "B-2" SEC 16 T26N R16W 2.67 A M/L SPLIT FROM 001-291-50 FOR 2010 LDA 02/09 P.A. 740 SUKHUMVIT LN(PVT) | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$267 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 216,065 | 222,763 | 6,698 | | |
| 2. ASSESSED VALUE: | 323,300 | 316,100 | -7,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 323,300 | 316,100 | -7,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-291-52 PROPERTY ADDRESS: 1122 MICHIGAN AVE FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KIRKWOOD CHARLES & VIRGINIA PO BOX 67 SHAWNEE ON DELAWARE PA 18356 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: | CALCULATION CHANGES | | |
| COM SE COR SEC 16 TH S 89° 39' 20" W 1322.42 FT TH N 00° 25' 26" E 399.97 FT TO POB TH N 89° 39' 20" W 620 FT TH N 00° 25' 26" E 173.57 FT TH S 89° 39' 20" E 620 FT TH S 00° 25' 26" W 173.57 FT TO POB SEC 16 T26N R16W 2.5 A M/L SRVY EASE SPLIT FROM 10-05-001-291-50 FOR 2013 LDA 07/12 P.A. 1122 MICHIGAN AVE | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$178 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 143,750 | 148,206 | 4,456 |
| 2. ASSESSED VALUE: | 245,000 | 247,800 | 2,800 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 245,000 | 247,800 | 2,800 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR JILL BROWN | PHONE # (231) 881-4000 | EMAIL TOWNSHIPASSESSING@GMAIL.COM | |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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L-4400

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-292-00 PROPERTY ADDRESS: MICHIGAN AVE FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BENDER PATRICIA BENDER DAVID 19 RENFRO RD SOMERSET NJ 08873 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 210A* S 400 FT WIDE OF GOVT LOT 4 SEC 16 T26N R16W 19.7 A M/L [[7/94 286/274 MLC; 01/96 303/537 QC; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$158 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 127,702 | 131,660 | | |
| 2. ASSESSED VALUE: | | 287,900 | 287,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 287,900 | 287,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

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The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-293-00 PROPERTY ADDRESS: 1491 MICHIGAN AVE FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HOLMES ROBERT L & FRANCES E RITCHIE 1491 MICHIGAN AVE FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: 211* N 1/2 OF N 1/2 OF NE 1/4 OF SE 1/4 E OF ANDERSON RD & W OF M-22 HWY EXC E 578.16 FT THEREOF SEC 16 T26N R16W 3.8 A M/L P.A. 1491 MICHIGAN AVENUE [[9/75 159/614; 210/623; | CALCULATION CHANGES | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$117 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 172,156 | 177,492 | 5,336 |
| 2. ASSESSED VALUE: | 268,200 | 263,700 | -4,500 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 268,200 | 263,700 | -4,500 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR JILL BROWN | PHONE # (231) 881-4000 | EMAIL TOWNSHIPASSESSING@GMAIL.COM | |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-293-01 PROPERTY ADDRESS: 1490 PILGRIM HWY FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SZERLONG TERRY & SUSAN 1490 PILGRIM HWY FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 211A* COM E 1/4 COR OF SEC S 331.19 FT W 102.69 FT TO CTR LN M-22 HWY & POB W 578.16 FT N 331.03 FT E 328.31 FT S 46 DEG 33' 35 SEC 16 T26N R16W 3.6 A M/L P.A. 1490 PILGRIM HIGHWAY | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$45 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 66,645 | 68,710 | 2,065 | | |
| 2. ASSESSED VALUE: | 148,600 | 146,900 | -1,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 148,600 | 146,900 | -1,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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L-4400

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| | | | |
|---|---|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-294-00 PROPERTY ADDRESS: 1422 PILGRIM HWY FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PICKLO LARRY & KATHY PO BOX 2189 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| N 1/2 OF E 1/2 OF S 1/2 OF N 1/2 OF NE 1/4 OF SE 1/4 SBJ TO HWY ROW SEC 16 T26N R16W 2.5 A M/L SPLIT TO 001-294-10 FOR 1997; SPLIT TO 001-294-10 FOR 1998 [[9/75 159/844; 9/92 265/ 986 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$73 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 107,127 | 110,447 |
| 2. ASSESSED VALUE: | | 159,100 | 160,600 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 159,100 | 160,600 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
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| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-294-10 PROPERTY ADDRESS: 1425 MICHIGAN AVE | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MILLER FREDERICK MILLER DIANE 1425 MICHIGAN AVE FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| W 1/2 OF S 1/2 OF N 1/2 OF NE 1/4 SEC 16 T26N R16W 5 A M/L SPLIT FROM 001-294-00 FOR 1997 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$132 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 194,274 | 200,296 |
| 2. ASSESSED VALUE: | | 361,700 | 358,600 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 361,700 | 358,600 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-294-20 PROPERTY ADDRESS: 1394 PILGRIM HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BEIDLER ROBERT K & CAROL J TRUST PO BOX 1136 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| S 1/2 OF E 1/2 OF S 1/2 OF N 1/2 OF NE 1/4 OF SE 1/4 SEC 16 T26N R16W 2.5 A M/L SPLIT FROM 001-294-00 FOR 1998 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$111 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 164,107 | 169,194 | 5,087 | | |
| 2. ASSESSED VALUE: | 254,000 | 252,900 | -1,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 254,000 | 252,900 | -1,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-295-00 PROPERTY ADDRESS: 1261 MICHIGAN AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SHREINER STEPHEN J & WANDA E 1261 MICHIGAN AVE FRANKFORT MI 49635-9749 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| COMM SE COR OF SEC N 1324.67 FT W 881.80 FT TO POB W 440 FT N 330.87 FT E 440 FT S 330.97 FT TO POB SEC 16 T26N R16W 3.34 A M/L SPLIT 1991/1992 SPLIT TO 001-295-30 & 001-295-40 FOR 1997 P.A. 1261 MICHIGAN AVENUE | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$94 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 137,933 | 142,208 | | |
| 2. ASSESSED VALUE: | | 224,400 | 223,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 224,400 | 223,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | | PHONE # | | | |
| JILL BROWN | | (231) 881-4000 | | | |
| | | EMAIL | | | |
| | | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-295-10 PROPERTY ADDRESS: MICHIGAN AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HESSLER GREGORY & MARGO PO BOX 636 MACKINAC ISLAND MI 49757 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| * S 1/2 OF W 1/2 OF N 1/2 OF S 1/2 OF NE 1/4 OF SE 1/4 SEC 16 T26N R16W 2.5 A M/L SPLIT 1991 SPLIT TO 001-295-11 FOR 1996; SPLIT TO 001-295-12&001-295-13 FOR 1998 [[10/90 246/260 LC; 10/90 247/901 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$32 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 25,692 | 26,488 | | |
| 2. ASSESSED VALUE: | | 32,300 | 37,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 32,300 | 37,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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| | | | |
|---|--|---------------------------------------|----------------------------------|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-295-11 PROPERTY ADDRESS: 1349 MICHIGAN AVE FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: RADELET STEVEN CHARLES TRST & RADELET CAROLYN HESSLER TRST 2018 WELLFLEET CT FALLS CHURCH VA 22043 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: | CALCULATION CHANGES | | |
| * COM E 1/4 COR S 662.33 FT W 660.74 FT TO POB S 165.51 FT W 660.77 FT N 165.43 FT E 660.73 FT TO POB SEC 16 T26N R16W 2.51 A M/L SPLIT FROM 001-295-10 FOR 1996 P.A. 1349 MICHIGAN AVENUE [[9/95 297/959 QC; BP 11/95; | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$128 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 103,372 | 106,576 | 3,204 |
| 2. ASSESSED VALUE: | 187,300 | 188,200 | 900 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 187,300 | 188,200 | 900 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | PHONE # | EMAIL | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-295-12 PROPERTY ADDRESS: 1330 PILGRIM HWY | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: STEMPLE GEORGE A & MARY KATHRYN 1330 PILGRIM HWY FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| S 1/2 OF E 1/2 OF N 1/2 OF S 1/2 OF NE 1/4 OF SE 1/4 SEC 16 T26N R16W 2.5 A M/L SPLIT FROM 001-295-10 FOR 1998 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$103 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 151,320 | 156,010 | 4,690 | | |
| 2. ASSESSED VALUE: | 270,600 | 268,900 | -1,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 270,600 | 268,900 | -1,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-295-13 PROPERTY ADDRESS: 1356 PILGRIM HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BOUGHTON DUNCAN & ALISON PO BOX 322 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| N 1/2 OF E 1/2 OF N 1/2 OF S 1/2 OF NE 1/4 OF SE 1/4 SEC 16 T26N R16W 2.5 A M/L SPLIT FROM 001-295-10 FOR 1998 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$457 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 203,212 | 224,111 | 20,899 | | |
| 2. ASSESSED VALUE: | 348,100 | 369,500 | 21,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 348,100 | 369,500 | 21,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) New Construction, Land Improvement Added DECK, SHED,AC | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | | | |
|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-295-20 PROPERTY ADDRESS: 1219 MICHIGAN AVE FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LYNCH ROY TRUST & LYNCH ASTA TRUST 6 CAMBRIDGE DR OAK BROOK IL 60523 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 213-B* COM AT SE COR N 00 DEG 31'10 1324.67 FT N 89 DEG 35'10 S 0 DEG 31'10 N 23.92 FT N 89 DEG 38'20 N 0 DEG 32'50 TO POB SEC 16 T26N R16W 10 A M/L SPLIT 1992 P.A. 1219 MICHIGAN AVENUE [[11/90 248/565 WD; 2/91 248/962 EASE; BP 6/92; BP 7/95; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$238 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 192,198 | 198,156 | 5,958 | | |
| 1. TAXABLE VALUE: | 372,900 | 374,900 | 2,000 | | |
| 2. ASSESSED VALUE: | | | | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | 372,900 | 374,900 | 2,000 | | |
| 4. STATE EQUALIZED VALUE (SEV): | | | | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|

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L-4400

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-295-30 PROPERTY ADDRESS: 1295 MICHIGAN AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MARTIN ALEZA 225 RAINTREE DR ENCINITAS CA 92024 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| COM AT SE COR OF SEC N 1324.67 FT TO POB N 165.58 FT W 881.72 FT S 165.48 FT E 881.80 FT TO POB SEC 16 T26N R16W 3.35 A M/L SPLIT FROM 001-295-00 FOR 1997 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$268 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 217,020 | 223,747 | | |
| 2. ASSESSED VALUE: | | 400,700 | 390,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 400,700 | 390,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-295-40 PROPERTY ADDRESS: 1300 PILGRIM HWY FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: VILLINES JAMES & JUDITH 3923 WHITE CLIFF WAY ERLANGER KY 41018 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| COM SE COR OF SEC N 1490.25 FT TO POB N 165.59 FT W 881.64 FT S 165.49 FT E 881.72 FT TO POB SEC 16 T26N R16W 3.35 A M/L SPLIT FROM 001-295-00 FOR 1997 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$208 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 168,141 | 173,353 |
| 2. ASSESSED VALUE: | | 266,100 | 260,400 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 266,100 | 260,400 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|--|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-296-00 PROPERTY ADDRESS: 1168 PILGRIM HWY FRANKFORT, | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BURT JESSE F BURT ANNE H 1168 PILGRIM FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| 216* N 1/2 OF N 390 FT M/L OF E 200 FT OF S 3/4 OF SE 1/4 OF SE 1/4 SEC 16 T26N R16W 1 A M/L P.A. 1168 PILGRIM HIGHWAY [[12/76 163/847 WD; 12/82 QC 194/336; 4/89 233/670 WD; BP 4/95; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$1854 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 96,398 | 99,386 |
| 2. ASSESSED VALUE: | | 160,800 | 158,400 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 160,800 | 158,400 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-296-01 PROPERTY ADDRESS: 1122 PILGRIM HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: E3 PROPERTY SOLUTIONS LLC 3122 CAMBERLEY LN MIDLAND MI 48640 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| N 215 FT OF S 615 FT OF STRIP OF LAND 200 FT WIDE MEAS E + W FROM W ROW M-22 OFF E SIDE OF S 3/4 OF SE 1/4 OF SE 1/4 SEC 16 T26N R16W 1.07 A M/L P.A. 1122 PILGRIM HWY DESC CORR FOR 2002 PER ASSESSOR | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$131 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 105,619 | 108,893 | 3,274 | | |
| 2. ASSESSED VALUE: | 153,900 | 153,600 | -300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 153,900 | 153,600 | -300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-296-02 PROPERTY ADDRESS: 1144 PILGRIM HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: JOHNSON SCOTT R 2819 SHANNON DR PUNTA GORDA FL 33950 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| S 1/2 OF N 390 FT M/L OF E 200 FT OF S 3/4 OF SE 1/4 OF SE 1/4 EXC S 15 FT THEREOF SEC 16 T26N R16 W .93 A M/L P.A. 1144 PILGRIM HWY SPLIT TO 001-269-12 FOR 2002 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$64 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 51,867 | 53,474 | 1,607 | | |
| 2. ASSESSED VALUE: | 143,200 | 141,300 | -1,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 143,200 | 141,300 | -1,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-297-00 PROPERTY ADDRESS: 216 W COX RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FRANKFORT SENIOR CARE LLC KELLY STEDRONSKY 216 W COX RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 217* S 1/2 OF STRIP OF LAND 200 FT WIDE E & W OFF W SIDE OF S 3/4 OF SE 1/4 OF SE 1/4 SEC 16 T26N R16W 2.3 A M/L SPLIT 1992 10-05-001-297-02 COMB HERE FOR 1994 DSCRPT CRCTN 258/534 P.A. 216 W. COX ROAD [I 6/76 163/846; 7/78 172/944 WD; 8/83 197/913 WD; 8/87 QC 222/732; 8/87 QC 222/730; 8/94 288/181 QC; 11/94 290/85 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$242 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 195,625 | 201,689 | | |
| 2. ASSESSED VALUE: | | 291,300 | 290,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 291,300 | 290,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|--|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-297-01 PROPERTY ADDRESS: 1155 MICHIGAN AVE FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: COMINGS ELEANOR L LIVING TRUST 1155 MICHIGAN AVE FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| 217-A* N 1/2 OF W 200 FT OF R/W MICH AVE OF S 3/4 OF SE 1/4 OF SE 1/4 & ALSO S 23.67 FT OF W 200 FT OF N 1/4 OF SE 1/4 OF SE 1/4 SEC 16 T26N R16W 3.11 A M/L DESC CRRCTN 1992 P.A. 1155 MICHIGAN AVENUE [[9/75 159/505; 11/90 248/566 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$40 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 59,081 | 60,912 |
| 2. ASSESSED VALUE: | | 104,200 | 103,000 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 104,200 | 103,000 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-298-00 PROPERTY ADDRESS: 150 W COX RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BIDLE PAULA R & MOORE GEORGE C 3849 17TH AVE S MINNEAPOLIS MN 55407 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| SEC 16 T26N R16W 218* BEG 400 FT E OF SE COR OF SE 1/4 N 275 FT E 150 FT N 240 FT M/L TO A PT 200 FT E OF E R/W OF MICH AVE S TO S SEC LN E TO BEG SEC 16 T26N R16W 9 A M/L P.A. | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$86 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 69,348 | 71,497 | 2,149 | | |
| 2. ASSESSED VALUE: | 137,700 | 143,000 | 5,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 137,700 | 143,000 | 5,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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L-4400

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| | | | |
|---|---|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-300-00 PROPERTY ADDRESS: MICHIGAN AVE FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LYNCH ROY TRUST & LYNCH ASTA TRUST 6 CAMBRIDGE DR OAK BROOK IL 60523 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: 218B* N 475 FT OF S 3/4 OF SE 1/4 OF SE 1/4 EXC E 250 FT THEREOF & EXC W 200 FT THEREOF LYING E OF E R/W OF MICH AVE SEC 16 T26N R16W 9 A M/L [[11/84 204/948 QC; 11/90 248/565 WD; | | CALCULATION CHANGES | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$13 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 10,925 | 11,263 |
| 2. ASSESSED VALUE: | | 88,400 | 94,700 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 88,400 | 94,700 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-301-00 PROPERTY ADDRESS: 1040 PILGRIM HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SPILAK GENE N & DANIELA 49403 TIGRIS DR MACOMB MI 48044 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| E 200 FT W OF ROW OF M-22 OF N 100 FT OF S 200 FT EXC S 10 FT THEREOF ALSO E 200 FT W OF R/W OF M-22 OF N 200 FT OF S 400 FT SEC 16 T26N R16W 1.45 A M/L P.A. 1040 PILGRIM HIGHWAY SPLIT TO 001-301-01 FOR 1997 05-001-299-00 COMB HERE FOR 2015 PER MB [[01/08 2008R-00901 WD; 01/08 2008R-00902 WD; 02/11 2011R-02050 DC; 10/13 2013R-05485 WD; 12/13 2014R-00087 AFF; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$276 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 222,915 | 229,825 | | |
| 2. ASSESSED VALUE: | | 246,400 | 243,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 246,400 | 243,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | | PHONE # | | | |
| JILL BROWN | | (231) 881-4000 | | | |
| | | EMAIL | | | |
| | | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-301-01 PROPERTY ADDRESS: PILGRIM HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: STEADMAN SUSAN C 1026 PILGRIM HWY FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: S 10 FT OF PARCEL DESCRIBED AS COM AT NW COR OF INTERSECT CREATED BY ROW OF ELLEN STREET & HWY M-22 N 100 FT TO POB N 100 FT W 200 FT S 100 FT E 200 FT TO POB SEC 16 T26N R16W .05 A M/L SPLIT FROM 001-301-00 FOR 1997 | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$1 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 910 | 938 | 28 | | |
| 2. ASSESSED VALUE: | 1,300 | 1,300 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 1,300 | 1,300 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-302-00 PROPERTY ADDRESS: 1026 PILGRIM HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: STEADMAN SUSAN C 1026 PILGRIM HWY FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 220* E 200 FT W OF ROW OF M-22 OF S 100 FT SEC 16 T26N R16W .5 A M/L P.A. 1026 PILGRIM HIGHWAY | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$47 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 69,525 | 71,680 | | |
| 2. ASSESSED VALUE: | | 137,300 | 135,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 137,300 | 135,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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L-4400

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|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-303-00 PROPERTY ADDRESS: 62 W COX RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MADDEN TERRY & CARRIE 412 W 69TH ST KANSAS CITY MO 64113 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 221* W 150 FT OF E 400 FT OF S 275 FT OF SEC SEC 16 T26N R16W 1 A M/L [[12/85 211/146; 10/88 QC 231/337; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$220 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 207,690 | 213,200 | | |
| 2. ASSESSED VALUE: | | 214,600 | 213,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 214,600 | 213,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
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| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-304-00 PROPERTY ADDRESS: 984 PILGRIM HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: STRAUBEL HAL ROSS LE 984 PILGRIM HWY FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| N 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4 EXC COM AT NE COR OF SEC S 164.32 FT TO POB S 165 FT W 330 FT N 165 FT E TO POB - (SURVEY) SEC 21 T26N R16W 3.75 A M/L P.A. 984 PILGRIM HWY [[BP 8/92; 6/92 267/ 364 LC; 11/94 289/539 AMND LC; 11/94 11/94 289/441 QC; 11/94 289/442 QC; 11/94 289/443 QC; 04/04 503/451 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$47 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 69,403 | 71,554 | 2,151 | | |
| 2. ASSESSED VALUE: | 120,000 | 119,600 | -400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 120,000 | 119,600 | -400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-304-01 PROPERTY ADDRESS: PILGRIM HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: STRAUBEL HAL ROSS LE 984 PILGRIM HWY FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 222A* COM AT NE COR OF SEC S 164.52 FT TO POB S 165 FT W 330 FT N 165 FT E TO POB - (SURVEY) SEC 21 T26N R16W 1.25 A M/L [I 4/78 190/334 WD; 5/89 QC 234/211; 7/90 243/997 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$5 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 7,147 | 221 | | |
| 2. ASSESSED VALUE: | | 22,400 | 2,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 22,400 | 2,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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THIS IS NOT A TAX BILL

L-4400

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| | | | |
|---|--|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-305-00 PROPERTY ADDRESS: 928 PILGRIM HWY FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: STRAUBEL HAL ROSS LE 984 PILGRIM HWY FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| 223* S 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4 SEC 21 T26N R16W 5 A M/L P.A. 928 PILGRIM HIGHWAY [[8/83 198/26 QC; 10/94 288/1092 QC; 10/94 288/1093 QC; 10/94 288/1094 QC; 10/94 288/1095 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$30 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 44,563 | 45,944 |
| 2. ASSESSED VALUE: | | 81,900 | 81,100 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 81,900 | 81,100 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-306-10 PROPERTY ADDRESS: 993 MICHIGAN AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PARK JOHN G & ALCIRA B 214 QUEEN VICTORIA AVE JACKSONVILLE FL 32259 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: * N 260 FT OF W 1/2 OF NE 1/4 OF NE 1/4 SEC 21 T26N R16W 4 A M/L SPLIT FROM 001-306-00 FOR 1996 [[7/95 296/602 WD; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$163 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 131,649 | 135,730 | | |
| 1. TAXABLE VALUE: | | 204,900 | 202,200 | | |
| 2. ASSESSED VALUE: | | | -2,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 204,900 | 202,200 | | |
| | | | -2,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-306-20 PROPERTY ADDRESS: 935 MICHIGAN AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: NGUYEN SANG 935 MICHIGAN AVE FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| S 200 FT OF N 460 FT OF W 1/2 OF NE 1/4 OF NE 1/4 SEC 21 T26N R16W 3A M/L SPLIT FROM 001-306-00 FOR 1998 LDA 3/98 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$-215 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 265,500 | 260,100 | -5,400 | | |
| 2. ASSESSED VALUE: | 265,500 | 260,100 | -5,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 265,500 | 260,100 | -5,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-306-30 PROPERTY ADDRESS: 891 MICHIGAN AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SHARP CHRISTOPHER W & AMY MEREDITH 239 DEVONSHIRE DR SAN ANTONIO TX 78209 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| COM AT NE COR OF SEC N 89° 19'32" W 661.27 FT S 460 FT TO POB CONT S 199.80 FT N 89° 23'20" W 659.46 FT N 200.53 FT S 89° 19'32" E 660.01 FT TO POB SEC 21 T26N R16W 3.03 A M/L PARCEL C SRVY SPLIT FROM 001-306-00 FOR 2002 LDA 8/01 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$6026 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 73,395 | 224,470 | 151,075 | | |
| 2. ASSESSED VALUE: | 83,200 | 228,600 | 145,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 83,200 | 228,600 | 145,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) Partial Construction, Field Inspection | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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THIS IS NOT A TAX BILL**L-4400****Notice of Assessment, Taxable Valuation, and Property Classification**

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| | | | |
|--|---|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-306-40 PROPERTY ADDRESS: 849 MICHIGAN AVE FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MYERS JAMES D & SUSAN T 1372 CHESTNUT CIRCLE ROCHESTER MI 48309 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| P/O W 1/2 OF NE 1/4 OF NE 1/4 SEC 21 T26N R16W DESC AS COMM @ NE CRNR SEC; TH ALNG N LNE SEC AND CNTRLNE OF COX RD N89°46'58"W 661.21 FT TO A POINT ON E LNE OF W¼ OF NE¼ OF NE¼; TH S00°01'06"W 659.80 TO POB TH CONT ALNG E LNE S00°01'06"W 164.65 FT; TH N89°55'53"W 659.22 FT TO A POINT ON W LNE OF NE ¼ OF NE ¼ AND CNTRLNE OF MICHIGAN AVE; TH N00°07'24"W 165.64 FT TH S S89°50'46"E 659.63 FT TO POB. 2.50 A +/- SUBJ TO ALL APPLICABLE BUILDING USE RSTRCTNS AND ESMNTS IF ANY ALSO SUBJ TO ANY PORTION OF ABOVE DESC PREMISES TAKEN USED OR DEDICATED FOR STREET RD OR HWY PURPOSES. SPLIT/COMBINED ON 04/25/2022 FROM 05-001-306-00; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$1376 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| 1. TAXABLE VALUE: | | 42,000 | 76,500 |
| 2. ASSESSED VALUE: | | 76,500 | 76,500 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 76,500 | 76,500 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
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|--|

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L-4400

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-306-50 PROPERTY ADDRESS: 799 MICHIGAN AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WALKER JORDAN & KELLIE 2020 ABERGELDIE DR MEMPHIS TN 38119 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| P/O W 1/2 OF NE 1/4 OF NE 1/4 SEC 21 T26N R16W CRYSTAL LAKE TWP BENZIE COUNTY MICHIGAN DESC AS COMM @ NE CRNR SEC; TH ALNG N LNE SEC AND CNTRLNE OF COX RD N89°46'58"W 661.21 FT TO POINT ON E LNE OF W 1/2 OF NE 1/4 OF NE 1/4; TH ALNG E LNE S00°01'06"W 824.45 FT TO POB; TH CONT ALNG E LNE S00°01'06"W 165.25 FT; TH N89°55'53"W 658.81 FT TO A POINT ON W LNE OF NE 1/4 OF NE 1/4 AND ALSO CNTRLNE OF MICHIGAN AVE; TH ALNG SAID W LNE AND SAID CNTRLNE N00°07'24"W 165.25 FT; TH S89°55'53"E 659.22 FT TO POB . 2.50 A +/- SUBJ TO ALL APPLICABLE BUILDING USE RSTRCTNS AND ESMNTS IF ANY AFFECTING PREMISES. ALSO SUBJ TO ANY PORTION OF ABOVE DESC PREMISES TAKEN USED OR | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$1376 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 42,000 | 76,500 | 34,500 | | |
| 2. ASSESSED VALUE: | 76,500 | 76,500 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 76,500 | 76,500 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-306-60 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: NEWMAN BARBARA J TRUST 15249 CLUB COURSE DR BATH MI 48808 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: P/O W 1/2 OF NE 1/4 OF NE 1/4 OF SEC 21 T26N R16W CRYSTAL LAKE TWP BENZIE COUNTY MICHIGAN DESC AS COMM @ NE CRNR SEC; TH ALNG N LNE SEC AND CNTRLNE OF COX RD N 89°46'58"W 661.21 FT TO A POINT ON E LNE OF W 1/2 OF NE 1/4 OF NE 1/4; TH ALNG E LNE S00°01'06"W 989.70 FT TO POB; TH CONT ALNG E LNE S00°01'06"W 329.58 FT TO SE CRNR OF W 1/2 OF NE 1/4 OF NE 1/4 CRNR BEING ON CNTRLNE OF GEORGE ST; TH ALNG S LNE OF NE 1/4 OF NE 1/4 AND SAID CNTRLNE N89°55'53"W 657.99 FT TO SW CRNR OF W 1/2 OF NE 1/4 OF NE 1/4 AND CNTRLNE OF MICHIGAN AVE; TH ALNG SAID W LNE OF NE 1/4 OF NE 1/4 AND SAID CNTRLNE N00°07'24"W 329.58 FT; TH S89°55'53"E 658.81 FT TO POB. 4.98 A +/- SUBJ TO ALL APPLICABLE BUILDING USE RSTRCTNS AND ESMNTS IF ANY AFFECTING PREMISES. ALSO SUBJ TO ANY PORTION OF ABOVE DESC PREMISES TAKEN USED OR | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$12 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES | CURRENT YEAR TENTATIVE VALUES | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 2024 | 2025 | | | |
| 2. ASSESSED VALUE: | 139,700 | 140,000 | 300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: | 1.000 | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 139,700 | 140,000 | 300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-307-00 PROPERTY ADDRESS: 854 PILGRIM HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: OLD BALDY PRESERVE LLC PO BOX 67 SHAWNEE ON DELAWARE PA 18356 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 225* N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4 SEC 21 T26N R16W 5 A M/L P.A. 854 PILGRIM HIGHWAY [[217/128 QC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$37 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 29,911 | 30,838 | 927 | | |
| 2. ASSESSED VALUE: | 46,900 | 46,900 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 46,900 | 46,900 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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L-4400

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-308-00 PROPERTY ADDRESS: 754 PILGRIM HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GATES THEODORE & HARDY DAVID 754 PILGRIM HWY FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 226* S 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4 EXC W 300 FT SEC 21 T26N R16W 3.50 A M/L P.A. 754 PILGRIM HIGHWAY | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$38 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 56,196 | 57,938 | 1,742 | | |
| 2. ASSESSED VALUE: | 118,700 | 119,300 | 600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 118,700 | 119,300 | 600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-309-00 PROPERTY ADDRESS: 141 GEORGE ST FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: RINKINEN RONALD L & LINDA M 3424 RAMADA DR HIGHLAND MI 48356 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: 226A* E 100 FT OF W 300 FT OF S 1/2 OF SE 1/4 OF NE 1/4 SEC 21 T26N R16W .76 A M/L P.A. 140 GEORGE STREET [[11/83 199/442 QC; 11/83 199/443 WD; 10/93 276/213 QC; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$93 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 75,547 | 77,888 | | |
| 2. ASSESSED VALUE: | | 142,900 | 142,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 142,900 | 142,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-310-00 PROPERTY ADDRESS: 131 GEORGE ST FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: NEWMAN BARBARA J TRUST 15249 CLUB COURSE DR BATH MI 48808 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 227* W 100 FT OF S 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4 SEC 21 T26N R16W .76 A M/L P.A. 131 GEORGE STREET [I 12/74 155/753; 7/82 192/343 QC; 9/83 198/577 QC; 11/89 239/700 QC; 11/89 239/701 WD; BP 10/93; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$87 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 70,229 | 72,406 | 2,177 | | |
| 1. TAXABLE VALUE: | 70,229 | 72,406 | 2,177 | | |
| 2. ASSESSED VALUE: | 150,400 | 150,600 | 200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 150,400 | 150,600 | 200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-310-01 PROPERTY ADDRESS: 137 GEORGE ST FRANKFORT, | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: STOLTZ CHRISTINA 137 GEORGE ST FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| E 100 FT OF W 200 FT OF S 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4 SEC 21 T26N R16W .76 A M/L P.A. 137 GEORGE STREET (WAS 120 GEORGE ST) [[10/79 URWD; 10/79 WD 181/141; 1/81 WD 190/165; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$35 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 51,040 | 52,622 |
| 2. ASSESSED VALUE: | | 81,400 | 82,000 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 81,400 | 82,000 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|---|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-311-00 PROPERTY ADDRESS: 962 MICHIGAN AVE FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KENNIS WILLIAM & DONNA 962 MICHIGAN AVE FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| COM NE COR OF SEC W 1322.54 FT TO NE COR G.L. 1 W 620.81 FT S 210.51 FT TO POB S 210.5 FT W 1380.73 FT TO PT NEAR WTRS EDGE LK MI ALG SHR LN TVRS LN N 20 DEG 35'41" W 225.82 FT E 1461.38 FT TO POB RIP RGTS SEC 21 T26N R16W 6.9 A M/L SURVEY SPLIT TO 001-311-10 20 & 30 FOR 1998 - LDA 7/97 [[2/89 MLC 232/475; 4/94 282/855 WD; 12/95 301/406 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$346 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 375,228 | 391,060 |
| 2. ASSESSED VALUE: | | 716,000 | 710,300 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 716,000 | 710,300 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | Partial Construction | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-311-10 PROPERTY ADDRESS: MICHIGAN AVE | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SEABURY DAVID G PO BOX 71 164 CRYSTAL DOWNS FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| COM NE COR OF SEC W 1322.54 FT TO NE COR G.L. 1 W 620.81 FT TO POB S 210.51 FT W 1461.38 FT TO PT NEAR WTRS EDGE LK MI ALG SHR LN TVRS LN N 20 DEG 35'41" W 225.83 FT E 1542.03 FT TO POB RIP RGTS SEC 21 T26N R16W 7.3 A M/L SURVEY SPLIT FROM 001-311-00 FOR 1998 - LDA 6/97 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$72 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 58,590 | 60,406 | 1,816 | | |
| 2. ASSESSED VALUE: | 207,100 | 207,000 | -100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 207,100 | 207,000 | -100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-311-20 PROPERTY ADDRESS: MICHIGAN AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SEABURY DAVID PO BOX 71 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| COM NE COR OF SEC W 1322.54 FT TO NE COR G.L. 1 & POB S 210.51 FT W 620.81 FT N 210.51 FT E 620.81 FT TO POB ESMT SEC 21 T26N R16W 3 A M/L SYRVEY SPLIT FROM 001-311-00 FOR 1998 - LDA 7/97 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$26 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 20,785 | 21,429 | | |
| 2. ASSESSED VALUE: | | 38,800 | 39,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 38,800 | 39,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-311-30 PROPERTY ADDRESS: MICHIGAN AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BAKER PAM 13010 WOODRIDGE CIRCLE BELLEVUE NE 68123 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| COM NE COR OF SEC W 1322.54 FT TO NE COR G.L. 1 S 210.51 FT TO POB S 210.5 FT W 620.81 FT N 210.5 FT E 620.81 FT TO POB SEC 21 T26N R16W 3 A M/L SURVEY EASMENT SPLIT FROM 001-311-00 FOR 1998 - LDA 7/97 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$26 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 20,785 | 21,429 | | |
| 2. ASSESSED VALUE: | | 38,800 | 39,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 38,800 | 39,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-312-00 PROPERTY ADDRESS: 778 MICHIGAN AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BACON INDUSTRIES 373 S MEYER TUCSON AZ 85701-2231 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: 229* S 899 FT OF GOVT LOT 1 W OF E 1100 FT SEC 21 T26N R16W 8 A M/L P.A. A 778 MICHIGAN AVENUE [[6/80 184/360 QC; 10/91 254/211 QC; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$198 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 160,125 | 165,088 | | |
| 1. TAXABLE VALUE: | | 607,400 | 891,100 | | |
| 2. ASSESSED VALUE: | | | 283,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 607,400 | 891,100 | | |
| | | | 283,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-313-00 PROPERTY ADDRESS: MICHIGAN AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PERRY MICHAEL R & BARBARA B PO BOX 73 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % 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: 230* N 139.25 FT OF S 499.25 FT OF E 181 FT OF GL #1 SEC 21 T26N R16W .57 A M/L SPLIT TO 001-313-01 FOR 1999 - NON CONTIG LANDS | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$12 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 18,081 | 18,641 | | |
| 1. TAXABLE VALUE: | | 63,500 | 63,500 | | |
| 2. ASSESSED VALUE: | | | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 63,500 | 63,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-313-01 PROPERTY ADDRESS: MICHIGAN AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PERRY MICHAEL R & BARBARA B PO BOX 73 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| S 155 FT OF E 181 FT OF G.L. #1 SEC 21 T26N R16W .64 A M/L SPLIT FROM 001-313-00 FOR 1999 NON CONTIG LANDS | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$-112 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 23,703 | 18,600 | -5,103 | | |
| 2. ASSESSED VALUE: | 38,500 | 18,600 | -19,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 38,500 | 18,600 | -19,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-314-00 PROPERTY ADDRESS: 906 MICHIGAN AVE FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HOOD CARL & CYNTHIA 3114 GRACEFIELD RD #402 SILVER SPRING MD 20904 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| COM NE COR OF SEC W 1322.54 FT S 421.82 FT TO POB S 380 FT W 307.51 FT N 379.72 FT E 307.5 FT TO POB EASE SEC 21 T26N R16W 2.7 A M/L SPLIT TO 001-314-10 & 20 FOR 1996 SPLIT TO 001-314-30 FOR 2004 P.A. 906 MICHIGAN AVE | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$95 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 77,215 | 79,608 |
| 2. ASSESSED VALUE: | | 215,400 | 213,800 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 215,400 | 213,800 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
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PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|---|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-314-10 PROPERTY ADDRESS: 876 MICHIGAN AVE FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GRABOWSKI WLADYSLAWA & PAWLOWSKI WALDEMAR 876 MICHIGAN AVE FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| * COM NE COR SEC W 1322.54 FT S 801.82 FT TO POB S 20 FT W 181 FT S 248.32 FT W 434 FT N 268.32 FT E 615 FT TO POB SEC 21 T26N R16W 2.5 A M/L SPLIT FROM 001-314-00 FOR 1996 P.A. 876 MICHIGAN AVE [[6/95 295/910 WD; BP 7/95; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$1070 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 101,543 | 150,445 |
| 2. ASSESSED VALUE: | | 199,500 | 196,200 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 199,500 | 196,200 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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L-4400

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-314-20 PROPERTY ADDRESS: 822 MICHIGAN AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MARSZAL PAMELA SEBURY DAVID PO BOX 71 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| * E 615 FT OF S 250 FT M/L GOVT LOT 1 EXC E 181 FT SEC 21 T26N R16W 2.5 A M/L SPLIT FROM 001-314-00 FOR 1996 [[6/77 167/615; 02/96 302/1035 WD; 03/96 BP; 4/96 BP; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$62 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 90,990 | 93,810 | 2,820 | | |
| 2. ASSESSED VALUE: | 180,900 | 178,100 | -2,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 180,900 | 178,100 | -2,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-314-30 PROPERTY ADDRESS: 891 MICHIGAN AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LAIRD THOMAS J & MARYELLEN 6116 CHAD CT BRIGHTON MI 48116 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| COM NE COR OF SEC W 1322.54 FT S 421.82 FT W 307.51 FT TO POB W 307.5 FT S 380 FT E 307.5 FT N 380 FT TO POB SEC 21 T26N R16W 2.8 A M/L EASE SPLIT FROM 001-314-00 FOR 2004 LDA 8/03 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$23 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 18,244 | 18,809 | | |
| 1. TAXABLE VALUE: | | 36,200 | 38,400 | | |
| 2. ASSESSED VALUE: | | 36,200 | 2,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 36,200 | 38,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-315-00 PROPERTY ADDRESS: 900 MICHIGAN AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GREENAWAY FAMILY TRUST GREENAWAY ROBERT & CAROL TRUSTEES PO BOX 562 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 230B* W 485 FT OF E 1100 FT OF S 899 FT OF GOVT LOT 1 SEC 21 T26N R16W 10 A M/L P.A. 900 MICHIGAN AVENUE [I 301/915 DC; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$55 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 81,625 | 84,155 | | |
| 1. TAXABLE VALUE: | | 328,700 | 328,100 | | |
| 2. ASSESSED VALUE: | | | -600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 328,700 | 328,100 | | |
| | | | -600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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L-4400

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-316-00 PROPERTY ADDRESS: 808 MICHIGAN AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PERRY MICHAEL R & BARBARA B PO BOX 73 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 231* N 205 FT OF S 360 FT OF E 181 FT OF GOVT LOT 1 SEC 21 T26N R16W 1 A M/L P.A. 808 MICHIGAN AVENUE [[217/41 WD | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$179 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 263,417 | 271,582 | 8,165 | | |
| 2. ASSESSED VALUE: | 448,100 | 439,200 | -8,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 448,100 | 439,200 | -8,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| | | | |
|---|---|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-317-00 PROPERTY ADDRESS: 1825 GRAVES RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GRAVES FAMILY LLC JUDY GROULX PO BOX 868 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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 checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| | Exempt As "Development Property": | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| LEGAL DESCRIPTION: | | CALCULATION CHANGES | |
| P/O N½ OF NE¼ & E½ OF NE¼ OF NW¼ OF SEC 23, T26N, R16W, DESCR AS: BEG @ N¼ CRNR OF SEC; TH S 89°30'31" E 1774.99 FT; TH S 02°03'09" W 204.31 FT; TH S 23°13'57" W 101.32 FT; TH S 00°26'59" W 182.74 FT; TH S 16°57'13" E 158.47 FT; TH S 29°21'48" W 77.77 FT; TH S 00°16'47" W 302.38 FT; TH S 04°56'56" E 320.35 FT ; TH N 89°44 '08" W 1764.11 FT; TH N 89°24' 56" W 658.93 FT; TH N 00°07'24" E 1326. 79 FT; TH S 89°31'18" E 659.70 FT TO POB. 73.22 A+/- SUBJ TO ALL INCL REST IF ANY; ALSO SUBJ TO ANY/ALL TAKEN/USED/DEDICATED ROW; ALSO SUBJ TO TOWER & DR ESMNT AS RECORDED [[01/96 BP; SPLIT ON 01/28/2019 INTO 05-001-317-10; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$115 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| 1. TAXABLE VALUE: | | 169,068 | 174,309 |
| 2. ASSESSED VALUE: | | 437,500 | 432,800 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 437,500 | 432,800 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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THIS IS NOT A TAX BILL**L-4400****Notice of Assessment, Taxable Valuation, and Property Classification**

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-318-00 PROPERTY ADDRESS: 1500 ELM RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GRIEBE TODD A & ERIN L 1500 ELM ST FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 233* SW 1/4 OF NE 1/4 EXC COM AT CTR 1/4 POST OF SEC E 345 FT TO POB N 129.54 FT N 86 DEG 31' 30 E 336.35 FT N 455 FT E 632.58 FT S 600.98 FT W TO POB ALSO W 66 FT OF N 268.96 FT OF NW 1/4 OF SE 1/4 ESMNT SEC 23 T26N R16W 29.94 A M/L SRVY SPLIT TO 001-318-10 FOR 2000 LDA 5/99 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$1344 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 498,400 | 559,800 | 61,400 | | |
| 2. ASSESSED VALUE: | 498,400 | 559,800 | 61,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 498,400 | 559,800 | 61,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) New Construction, Land Improvement Added NEW BARN, ASPHALT | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-318-10 PROPERTY ADDRESS: 1682 ELM RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PAPINEAU JOHN & MARTHA 1682 ELM RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| COM AT N 1/4 COR OF SEC S 1318.88 FT E 1317.58 FT S 716.75 FT TO POB CONT S 866.39 FT TO C/L ELM ST ALG C/L N 84 DEG 25'04" W 383.43 FT N 369.92 FT W 215.84 FT S 86 DEG 06'48" W 39.16 FT N 455 FT E 632.58 FT TO POB SUBJ TO 33' WIDE ESMNT ALG E BNDRY OF ABOVE PRCL SEC 23 T26N R16W 10.06 A M/L SRVY SPLIT FROM 001-318-00 FOR 2000 LDA 5/99 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$120 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 176,291 | 181,756 | | |
| 2. ASSESSED VALUE: | | 324,200 | 327,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 324,200 | 327,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| | | | |
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| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-319-00 PROPERTY ADDRESS: 1642 ELM RD FRANKFORT, | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LAUBACH ROBERT A TRUST JOHN LAUBACH 1642 ELM RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| 233A* COM AT CEN OF SEC S 0 DEG 269.96 FT TO CTR OF ELM ST N 85 DEG 43' E 397.05 FT ALG CTR TO BEG N 6.5' W 370 FT N 86 DEG 31.5 E 324.51 FT S 89 DEG 1.5' E 215.37 FT S 0 DEG TO CTR OF RD N 89 DEG 15' W 276.93 FT S 85 DEG 43' W 263.07 FT TO POB EXC WLY 100 FT THEREOF SEC 23 T26N R16W 3.74 A M/L DESC CORRECTION 1991 P.A. 1642 & 1662 ELM STREET [[6/79 177/659 WD; 177/660 WD; 145/167; 274/535-536 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$55 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 81,368 | 83,890 |
| 2. ASSESSED VALUE: | | 175,400 | 173,700 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 175,400 | 173,700 |
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| 6. Assessor Change Reason(s) | | | |
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Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-320-00 PROPERTY ADDRESS: 1578 ELM RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MCELDUFF LESLIE E & KOENIG MELISSA 1578 ELM RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 233A-1* COM AT CTR 1/4 POST OF SEC S 268.96 FT TO CTR LN OF ELM ST N 85 DEG 43' E 345.92 FT TO POB N 85 DEG 43' E 151.06 FT N 368.60 FT S 86 DEG 31' 30 S 370.73 FT TO POB SEC 23 T26N R16W 2.56 A M/L P.A. 1578 ELM STREET [[196/79-80; 213/199 WD | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$82 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 120,907 | 124,655 | 3,748 | | |
| 2. ASSESSED VALUE: | 183,000 | 184,200 | 1,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 183,000 | 184,200 | 1,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-321-00 PROPERTY ADDRESS: 1554 ELM RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: TURNER GEOFFERY & JESSICA RYAN PO BOX 622 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 234* W 345 FT OF N 268.96 FT OF NW 1/4 OF SE 1/4 EXC W 66 FT SEC 23 T26N R16W 2 A M/L SPLIT 1987 P.A. 1554 ELM STREET [[213/183; 213/194; 213/196-198; 5/91 250/673 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$89 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 130,622 | 134,671 | | |
| 2. ASSESSED VALUE: | | 207,800 | 207,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 207,800 | 207,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|--|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-322-10 PROPERTY ADDRESS: 506 LOBB RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CAMPBELL SANDRA TRUST S HEIDIMAN 106 SILVER FOX DR DOYLESTOWN OH 44230 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| P/O N½ OF SE¼ OF NE¼ LYING W OF LOBB RD SEC 23 T26N R16W COMM AT CRNR SEC 23 TH ALG E LNE SEC S00°07'42"W 1317.57 FT TO NE CRNR N ½ OF SE ¼ OF NE ¼ TH ALG N LNE N½ OF SE¼ OF NE ¼ N89°44'08"W 17.19 FT TO POB (POINT BEING CENTERLINE OF LOBB RD) TH ALG CENTERLINE ON 3 COURSES: S07°00'27"W 108.67 FT ALG ARC OF A NONTANGENT CRVE TO R (R = 7374.72 FT I = 2°22'50" AND CHR D S09°44'25"W 306.37 FT) DIST OF 306.39 FT AND S 10°07' 55"W 185.65 FT TH LEAVING CENTERLINE AND RUNNING PARALLEL WITH S LNE N ½ OF SE¼ OF NE¼ N89°50'56"W 100.00 FT TH S59°33'16"W 64.83 FT TO POINT ON LNE 33 .00 FT N OF S LNE N ½ OF SE ¼ OF NE ¼ TH PARALLEL WITH S LNE N89°50'56"W 454.55 FT TH PARALLEL WITH W LNE SE ¼ OF NE¼ N00°08'34"E 627.22 FT TO POINT N LNE SE¼ OF NE ¼ TH ALG N LNE S89°44'08"E 706.64 FT TO POB. 9.48 A +/- SURVEY PARCEL B SPLIT/COMBINED ON 01/17/2024 FROM 05-001-322-00; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$40 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| 1. TAXABLE VALUE: | 32,392 | 33,396 | 1,004 | | |
| 2. ASSESSED VALUE: | 175,000 | 180,200 | 5,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 175,000 | 180,200 | 5,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
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|--|

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| | | | |
|--|--|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-322-20 PROPERTY ADDRESS: 506 LOBB RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CAMPBELL SANDRA TRUST S HEIDIMAN 106 SILVER FOX DR DOYLESTOWN OH 44230 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| P/O N½ OF SE¼ OF NE¼ LYING W OF LOBB RD SEC 23 T26N R16W COMM AT NE SEC 23 CRNR TH ALG E LNE S00°07'42"W 1317.57 FT TH N89°44'08"W 723.83 FT TO POB TH S00°08'34"W 627.22 FT TO POINT 33.00 FT N OF S LNE OF N½ OF SE¼ OF NE¼ TH S89°50'56"E 454.55 FT TH N59°33'16"E 64.83 FT TH S89°50'56"E 100.00 FT TO POINT ON CNTRLNE OF LOBB RD TH ALG CNTRLNE S10°07'55"W 67.01 FT TO POINT ON S LNE OF N ½ OF SE¼ OF NE¼ TH ALG S LNE N89°50'56"W 1192.44 FT TO POINT ON W LNE SE ¼ OF NE ¼ TH ALG W LNE N00°08'34"E 661.39 FT TO POINT ON N LNE SE ¼ OF NE ¼ TH ALG N LNE S89°44'08"E 593.70 FT TO POB. 9.56 A +/- PARCEL SURVEY A SPLIT/COMBINED ON 01/17/2024 FROM 05-001-322-00; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$23 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | 18,611 | 19,187 |
| 1. TAXABLE VALUE: | | 18,611 | 19,187 |
| 2. ASSESSED VALUE: | | 94,800 | 102,800 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 94,800 | 102,800 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-323-00 PROPERTY ADDRESS: LOBB RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ANDERSON MATTHEW & KIRSTEN PO BOX 786 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 236* S 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4 SEC 23 T26N R16W 20 A M/L [[11/80 184/655 WD; 205/771; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$27 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 21,663 | 22,334 | 671 | | |
| 1. TAXABLE VALUE: | 21,663 | 22,334 | 671 | | |
| 2. ASSESSED VALUE: | 175,000 | 175,000 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 175,000 | 175,000 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-325-10 PROPERTY ADDRESS: 1244 ELM RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BEDFORD THOMAS M & YVONNE M 431 CLARE BLVD ROSCOMMON MI 48653 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| E 1/2 OF SW 1/4 OF NW 1/4 & P/O E 1/2 OF NW 1/4 OF S 1/4 LYING N OF ELM ST & E 1/2 OF NW 1/4 OF NW 1/4, SEC 23 T26 R16W CRYSTAL LAKE, BENZIE COUNTY, MI | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$138 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 203,524 | 209,833 |
| 2. ASSESSED VALUE: | | 401,400 | 395,800 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 401,400 | 395,800 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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THIS IS NOT A TAX BILL**L-4400****Notice of Assessment, Taxable Valuation, and Property Classification**

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-325-20 PROPERTY ADDRESS: 1288 ELM RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LEWIS PETE LEE & CLAUDIA 1288 ELM RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 002 | Ref. Real | | |
| | % 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: | | CALCULATION CHANGES | | | |
| P/O W½ OF E½ OF SW¼ AND P/O W ½ OF E½ OF NW¼ OF SEC 23 T26N R16W. DESCR AS COMM AT N¼ CRNR SEC 23 TH N88°12'42"W 1319.44FT TO NW CRNR W½ OF E½ OF NW¼ TH S01°23'53"W 1833.28FT TO POB TH S88°21'46"E PARALLEL WITH E-W ¼ LNE 300.00FT TH S01°23'53"W 825.00FT TO A POINT ON SAID E-W¼ LNE TH S01°19'10"W 255.19FT TH S38°50'03"E 75.00FT TH S01°20'43"W 33.10FT TO CNTRLNE OF ELM RDTH ALG CNTRLNE S86°48'23"W 349.43FT TH N01°19'10"E 374.78FT TO A POINT ON SAID E-W¼ LNE TH N01°23'53"E 825.00 FT TO POB. 8.25A+/- SUBJECT TO RD ROW/AGREEMENTS/RESRVATIONS/RESTR OF RECORD IF ANY. SPLIT/COMBINED (SURVEY PARCEL A) ON 04/23/2024 FROM 05-001-325-00; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$ | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 0 | 52,746 | 52,746 | | |
| 2. ASSESSED VALUE: | 0 | 237,800 | 237,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 0 | 237,800 | 237,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| | | | |
|---|---|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-325-30 PROPERTY ADDRESS: ELM RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SAMRA BECKY & MATTHEW 628 N KALAMAZOO MARSHALL MI 49068 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 002 | Ref. Real |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| P/O W½ OF E½ OF SW¼ AND P/O W ½ OF E ½ OF NW¼ OF SEC 23 T26N R16W DESCR AS COMM AT N¼ CRNR OF SEC 23 TH ALG N SEC LNE N88°12'42"W 1319.44FT TH S01°23'53"W 1833.28FT TH S88°21'46"E 300.00FT TO POB. TH CONT S88°21'46"E 358.89FT TO A POINT ON E LNE OFW½ OF E½ OF NW¼ TH S01°25'28"W 825.00FT TO A POINT ON SAID E-W¼ LNE TH S01°20'43"W 319.16FT TO CNTRLNE OF ELM RD TH ALG CNTRLNE S86°48'23"W 310.97FT TH N01°20'43"E 33.10FT TH N38°50'03"W 75.00FT TH N01°19'10"E 255.19 FT TO A POINT ON SAID E-W¼ LNE TH N01°23'53"E 825.00FT TO POB. 9.47A+/- SUBJECT TO RD ROW/ESMNTS/RESERVATIONS/RESTRCTNS OF RECORD, IF ANY SPLIT/COMBINED (SURVEY PARCEL B) ON 04/23/2024 FROM 05-001-325-00; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$ | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| 1. TAXABLE VALUE: | | 0 | 12,195 |
| 2. ASSESSED VALUE: | | 0 | 101,500 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 0 | 101,500 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-325-40 PROPERTY ADDRESS: GRAVES RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LEWIS PETE LEE & CLAUDIA 1288 ELM RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 002 | Ref. Real | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| Split/Combined on 04/23/2024 from 05-001-325-00; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$ | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 0 | 35,710 | 35,710 | | |
| 2. ASSESSED VALUE: | 0 | 185,200 | 185,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 0 | 185,200 | 185,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-326-00 PROPERTY ADDRESS: 973 BRIDGE ST FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CARROLL BRIAN P & SHERRY L 973 BRIDGE ST FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 239* N 1/2 OF NW 1/4 OF NW 1/4 OF NW 1/4 SEC 23 T26N R16W 5 A M/L P.A. 973 BRIDGE STREET [[9/83 198/376 QC; 11/84 205/288 WD; 2/93 268/900 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$101 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 148,509 | 153,112 | | |
| 2. ASSESSED VALUE: | | 222,600 | 217,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 222,600 | 217,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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THIS IS NOT A TAX BILL**L-4400****Notice of Assessment, Taxable Valuation, and Property Classification**

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-326-01 PROPERTY ADDRESS: 921 BRIDGE ST FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: JAROSZ RYAN & SARAH 921 BRIDGE ST FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 239A* S 1/2 OF NW 1/4 OF NW 1/4 OF NW 1/4 SEC 23 T26N R16W 5 A M/L P.A. 921 BRIDGE STREET [(9/80 184/103 MLC; 2/82 MLC 190/550; 206/386; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$-70 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 171,900 | 168,700 | -3,200 | | |
| 2. ASSESSED VALUE: | 171,900 | 168,700 | -3,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 171,900 | 168,700 | -3,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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L-4400

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-327-00 PROPERTY ADDRESS: BRIDGE ST FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MACDONALD JARED D & KARI R 709 BRIDGE ST FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 240* SW 1/4 OF NW 1/4 OF NW 1/4 SEC 23 T26N R16W 10 A M/L [[8/80 183/712 LC; 8/88 WD 229/456; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$71 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 57,163 | 58,935 | 1,772 | | |
| 1. TAXABLE VALUE: | 57,163 | 58,935 | 1,772 | | |
| 2. ASSESSED VALUE: | 99,800 | 109,200 | 9,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 99,800 | 109,200 | 9,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-328-01 PROPERTY ADDRESS: 709 BRIDGE ST FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MACDONALD JARD D & KARI R 709 BRIDGE ST FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| COM AT W 1/4 POST OF SEC 23 T26NR16W N 00°01'45" W 923.15 FT TO POB N 00°01'45" W 400 FT TO N LINE OF SW 1/4 OF W 1/4 THENCE S 89°44'02" E 658.86 FT THENCE S 89°44'02" E 658.86 FT THENCE S 0°00'02" E 400FT THENCE N 89°44'02" W 658.66 FT TO POB 6.05 A M/L SPLIT 1987 P.A. 709 & 717 BRIDGE STREET [[215/176; 220/925 WD; 7/86 238/371 LC; DC 4/93; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$142 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 209,188 | 215,672 |
| 2. ASSESSED VALUE: | | 312,000 | 305,600 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 312,000 | 305,600 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-328-02 PROPERTY ADDRESS: 545 BRIDGE ST FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GIAIER THOMAS A & SKEES SANDRA 25974 ISLAND LAKE DR NOVI MI 48374 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| N 247.9 FT OF NW 1/4 OF NW 1/4 OF SW 1/4 EXC N 29.7 FT THEREOF SEC 23 T26N R16W 3.3 A M/L SPLIT 1989 10-05-001-328-03 COMB HERE FOR 1996 10-05-001-328-05 FOR 1998 P.A. 545 BRIDGE STREET | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$133 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 107,628 | 110,964 |
| 2. ASSESSED VALUE: | | 169,500 | 166,800 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 169,500 | 166,800 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-328-05 PROPERTY ADDRESS: ELM RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: VOGT NED C LISA LUNDY PO BOX 878 ELK RAPIDS MI 49629 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| COM 1/4 COR OF SEC S 247.9 FT TO POB E 658.12 FT S 193.74 FT TO C/L ELM ST W ALNG SD C/L 696.44 FT TO C/L BRIDGE ST N 399.23 FT TO POB SEC23 T26N R16W 3 A M/L SPLIT FROM 001-328-02 FOR 1998 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$9 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 7,037 | 218 | | |
| 2. ASSESSED VALUE: | | 38,800 | 200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 38,800 | 200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | |
|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-328-20 PROPERTY ADDRESS: 601 BRIDGE ST FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LINDSAY SCOTT T & SHEILA S JT 601 BRIDGE ST FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| COM AT W 1/4 COR OF SEC N 453.60 FT TO POB CONT N 165 FT E 658.58 FT S 165.5 FT W 658.5 FT TO POB ALSO COM AT W 1/4 COR OF SEC N 618.6 FT TO POB CONT N 301.9 FT E 660 FT S 301.9 FT W 660 FT TO POB ESMNT SEC 23 T26N R16W 7.07 A M/L SPLIT FROM -001-328-00 FOR 2001 05-001-328-00 COMB HERE FOR 2017 PER OWNER REQUEST P.A. 601 BRIDGE STREET [[7/00 373/998 WD; 10/05 BP; BP 8/12; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$242 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 357,374 | 368,452 |
| 2. ASSESSED VALUE: | | 683,900 | 773,800 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 683,900 | 773,800 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-328-30 PROPERTY ADDRESS: 593 BRIDGE ST FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KUHN ROBERT & ANN PO BOX 586 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 002 | Ref. Real | | |
| | % 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: | | CALCULATION CHANGES | | | |
| SW 1/4 OF NW 1/4 SEC 23 T26N R16W DESCR AS BEG AT POINT ON W LINE SEC 23 2192.60 FT S01°18'45"W FROM NW CRNR OF SEC; TH S88°03'19"E 658.11 FT TH S01°22'40"W167.17 FT TH N.88°02'07"W 657.92 FT TH N01°18'45"E 166.94 FT TO POB. 2.52 A+/- SUBJ TO W 33.00 FT HWY ROW AND OTHER EASEMENTS OF RECORD IF ANY. SPLIT FROM 001-328-00 FOR 2000 SPLIT ON 11/11/2024 INTO 05-001-328-30 AND COMB PO W/05-001-328-04 INTO 05-001-328-40; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$ | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 0 | 228,592 | | |
| 2. ASSESSED VALUE: | | 0 | 438,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 0 | 438,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-328-40 PROPERTY ADDRESS: 571 BRIDGE ST FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KELLY STEVEN H & PAMELA S 571 BRIDGE ST FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 001 | Ref. Real | | |
| | % 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: | | CALCULATION CHANGES | | | |
| NW 1/4 OF SW 1/4 & SW 1/4 OF NW 1/4 SECTION 23 T26N R16W DESC BEG POINT ON W LNE OF SEC 23 2459.55 FT S 01°18'45"W FROM NW CRNR; TH 88°02'07"E 200.01 FT TH N01°18'45"E 100.01 FT TH S 88°02'07"E 457.91 FT TH S01°22'40"W100.01 FT TH S01°10'14"W 186.69 FT TO E- W 1/4 LINE OF SEC TH CONT S01°10'14"W 31.78 FT TH N87°57'52"W 658.37 FT TH N01°19'20"E 31.06 FT TH N01°18'45"E 186.59 FT TO POB. 4.34 A+/- SUBJECT TO W 33.00 FT HWY ROW AND OTHER EASEMENTS OF RECORD, IF ANY. SPLIT FROM 001-328-00 FOR 1997 SPLIT ON 11/11/2024 COMB W/ PO 05-001-328-10 INTO 05-001-328-40; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$4708 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 0 | 215,155 | 215,155 | | |
| 2. ASSESSED VALUE: | 0 | 510,100 | 510,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 0 | 510,100 | 510,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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THIS IS NOT A TAX BILL

L-4400

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-329-00 PROPERTY ADDRESS: BRIDGE ST FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KELLY STEVEN H & PAMELA S 571 BRIDGE ST FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % 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: 241A* BEG 188.1 FT N OF SW COR OF NW 1/4 E 200 FT N 100 FT W 200 FT S 100 FT TO BEG SEC 23 T26N R16W .5 A M/L [[106/53; 111/21 | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$6 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 8,312 | 8,569 | | |
| 1. TAXABLE VALUE: | | 11,700 | 12,300 | | |
| 2. ASSESSED VALUE: | | 11,700 | 12,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | 11,700 | 12,300 | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 11,700 | 12,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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L-4400

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| | | | |
|---|---|--|-------------------------------------|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-330-00 PROPERTY ADDRESS: 1444 ELM RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SLOTNICK DIANA J 1444 ELM ST FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: 242* E 1/2 OF SE 1/4 OF NW 1/4 & E 1/2 OF NE 1/4 OF SW 1/4 N OF ELM HWY SEC 23 T26N R16W 25 A M/L P.A. 1444 & 1448 ELM STREET [[BP 1/92; | CALCULATION CHANGES | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$49 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 71,757 | 73,981 | 2,224 |
| 2. ASSESSED VALUE: | 276,300 | 274,300 | -2,000 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 276,300 | 274,300 | -2,000 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR JILL BROWN | PHONE # (231) 881-4000 | EMAIL TOWNSHIPASSESSING@GMAIL.COM | |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-331-00 PROPERTY ADDRESS: 367 PALCICH RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FAVREAU RANDY 365 PALCICH RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| SEC 23 T26N R16W COM AT S 1/4 COR N 00°01'40"E 1315.34 FT TO POB TH CONT N 00°01'40" E 609.41 FT TH N89°32'40" W 272.33 FT TH N 53°28' W 236.46 FT TH S 65°51'38 W 214.43 FT TO C/L PALCICH RD TH S 00°00'48"W 659.41 FT TH S 89°32'40" E 657.88 FT TO POB 9.93 A+/- DESC CORRECTION 1992 365 & 367 PALCICH ROAD [[86/286; 6/79 178/130 QC | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$31 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 46,170 | 47,601 | 1,431 | | |
| 2. ASSESSED VALUE: | 169,200 | 176,900 | 7,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 169,200 | 176,900 | 7,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-332-00 PROPERTY ADDRESS: ELM RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FAVREAU RANDY 365 PALCICH RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| SEC 23 T26N R16W COM AT S 1/4 COR TH N 00°01'40" E 1924.75 FT TO POB TH N 89°32'40"W 272.33 FT TH N 53°28'00W 236.46 FT TH S 65°51'38" W 214.43FT TH N 57°28'16 E 473.18 FT TH N 00°01'40" E 84.92 FT TH S 00°01'40" W 333.09 TH N 85°46'44"44" E 175 FT TH S 00°01'40"W 103.81 FT TO POB. 2.11 A +/- SPLIT 1990 DESC CORRECTION 1992 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$6 | | | |
| | PRIOR YEAR VALUES | CURRENT YEAR TENTATIVE VALUES | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 2024 | 2025 | | | |
| 1. TAXABLE VALUE: | 8,137 | 8,389 | 252 | | |
| 2. ASSESSED VALUE: | 27,300 | 31,700 | 4,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 27,300 | 31,700 | 4,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-332-10 PROPERTY ADDRESS: 1399 ELM RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: TRUDELL BRENT & LISA 1399 ELM RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 244B* BEG AT PT ON S ROW OF ELM ST & W LN OF E 1/2 OF NE 1/4 OF SW 1/4 E'LY ALG S LN OF ELM ST 400 FT S 75 FT SW'LY TO PT 300 FT S OF POB N 300 FT TO POB SEC 23 T26N R16W 2 A M/L SPLIT 1990 P.A. 1399 ELM STREET [[8/89 237/574 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$72 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 106,072 | 109,360 | 3,288 | | |
| 2. ASSESSED VALUE: | 181,200 | 181,200 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 181,200 | 181,200 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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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.

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|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-333-00 PROPERTY ADDRESS: 1487 ELM RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: TRENTHAM POPP BROOKE L TRST 1487 ELM ST FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 244A* BEG AT INT OF S LN OF ELM ST & NS 1/4 LN SWLY ALG ST 175 FT S 300 FT E TO 1/4 LN N TO BEG SEC 23 T26N R16W 1.20 A M/L P.A. 1487 ELM STREET [[210/253; WD 221/424; 10/88 230/302 QC; BP 4/94; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$60 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 88,686 | 91,435 | 2,749 | | |
| 2. ASSESSED VALUE: | 132,500 | 131,900 | -600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 132,500 | 131,900 | -600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|--|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-334-02 PROPERTY ADDRESS: 1323 ELM RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ESSARY KRISTIN D 1323 ELM ST FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| P/O SW1/4 SEC 23 T26N R16W; COMM AT S 1/4 COR TH N 00°25'19" W ALNG N/S 1/4 LINE 1314.41' TO S 1/8 LINE TH S 89°41'11" W ALNG 1/8 LINE 660.23' TH N 00°19'47" W 231.53' TO POB TH S 89°40'18" W 433' TH N 00°19'47" W 728.96' TO CL OF ELM ST TH ALNG CL N 85°02'45" E 200.96' TH S 00°19'47" E 364.15' TH N 89°40'13" E 233' TH S 00°19'47" E 381' TO POB CONTAINS 5.42 A+/- SUBJECT TO R-O-W FOR ELM ST AND PALCICH RD. ALSO TO EASEMENTS OF R-O-W, RESERVATIONS & RESTRICTIONS OF RECORD. PARCEL "A" SPLIT ON 02/01/2023 INTO 05-001-334-02, 05-001-334-03; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$249 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 201,075 | 207,308 | 6,233 | | |
| 2. ASSESSED VALUE: | 305,600 | 286,800 | -18,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 305,600 | 286,800 | -18,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|---|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-334-04 PROPERTY ADDRESS: ELM RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ESSARY KRISTIN 122 SIXTH AVE PELHAM NY 10803 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 002 | Ref. Real |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | |
| P/O SW 1/4 OF SEC 23 T26N R16W DESCR AS COMM AT S 1/4 CRNR TH N 00°25'19" W 1314.41 FT TH S 89°41'11" W 660.23FT TH N 00°19'47" W 231.53 FT TH S 89°40'18" W 433 FT TO POB TH CONT S 89°40'18" W 428.50 FT TH N 00°19'47" W 694.29 FT TO CNTRLNE OF ELM STREET TH ALG CNTRLNE N 85°02'45" E 429.90 FT TH S 00°19'47" E 728.96 FT TO POB. 7.00 A +/- SUBJ TO ELM ST ROW. SUBJ TO ESMNTS; ROWS; RESERVATIONS; AND RESTRICTIONS OF RECORD IF ANY. SPLIT 12/17/24 FROM 05-001-334-03 SURVEY PARCEL B-2; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$ | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| 1. TAXABLE VALUE: | | 0 | 65,600 |
| 2. ASSESSED VALUE: | | 0 | 65,600 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 0 | 65,600 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

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|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-334-05 PROPERTY ADDRESS: ELM RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CAMPBELL SHELLEY LUDENE 1323 ELM ST FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 002 | Ref. Real | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| P/O SW 1/4 OF SEC 23 T26N R16W DESCR AS COMM AT S 1/4 CRNR TH N 00°25'19" W 1314.41 FT TH S 89°41'11" W 660.23FT TH N 00°19'47" W 231.53 FT TH S 89°40'18" W 861.50 FT TO POB TH CONT S 89°40'18" W 457.29 FT TH N 00°40'20" W 656.99 FT TO CNTRLNE OF ELM STREET TH ALG CNTRLNE N 85°02'45" E 462.73 FT TH S 00°19'47" E 694.29 FT TO POB. 7.12 A +/- SUBJ TO ELM ST ROW. SUBJ TO ESMNTS; ROWS; RESERVATIONS; AND RESTRICTIONS OF RECORD IF ANY. SPLIT 12/17/24 FROM 05-001-334-03 SURVEY PARCEL B-1; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$ | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 0 | 14,774 | 14,774 | | |
| 2. ASSESSED VALUE: | 0 | 67,400 | 67,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 0 | 67,400 | 67,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-334-10 PROPERTY ADDRESS: 398 PALCICH RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: RODAL RUSSELL/SCOGGINS RAINA 2002 KAYE ST SENECA SC 29678 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: 245-A* BEG AT INTRSCOT OF C/L ELM ST & PALCICH RD S ALG SD RD 383 FT W 233 FT N TO C/L OF ELM ST E'LY ALG C/L OF ELM ST TO POB SPLIT FROM 10- 05-001-334-00 IN 1995 SEC 23 T26N R16W 2.04 A M/L [[9/79 179/672 QC; | CALCULATION CHANGES | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$131 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 105,762 | 109,040 | 3,278 |
| 2. ASSESSED VALUE: | 160,800 | 161,100 | 300 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 160,800 | 161,100 | 300 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR JILL BROWN | PHONE # (231) 881-4000 | EMAIL TOWNSHIPASSESSING@GMAIL.COM | |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-335-00 PROPERTY ADDRESS: 1149 ELM RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HOWLETT CHRISTINE L & NASKI ROBERT 8015 SHUMAN DR GOODRICH MI 48438 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| 246* N 125 FT OF E 150 FT OF TH PT OF THE W 1/2 OF NW 1/4 OF SW 1/4 LYING S OF ELM ST SEC 23 T26N R16W .43 A M/L P.A. 1149 ELM STREET [[7/79 177/857 QC; 9/83 200/591 QC; 11/87 QC 205/50; 11/84 QC 205/52; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$52 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 41,703 | 42,995 | 1,292 | | |
| 2. ASSESSED VALUE: | 74,600 | 73,500 | -1,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 74,600 | 73,500 | -1,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-336-00 PROPERTY ADDRESS: BRIDGE ST FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CATTERALL TIMOTHY C JR 912 LEELANAU AVE FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| COM W 1/4 COR OF SEC S ALG C/L BRIDGE ST 1093.35 FT TO POB N 89° 31'29" E 652.70 FT S 235 FT S 89° 58'52" W 442.92 FT N 84.64 FT N 89° 28'27" W 20 FT N 50.01 FT N 89° 29'58" W 193.12 FT N 93.25 FT TO POB SEC 23 T26N R16W 2.85 A M/L PAR "A" SRVY EASE SPLIT TO 001-336-10 FOR 2000 SPLIT TO 001-336-20 & 30 FOR 2005 LDA 11/04 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$27 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 21,709 | 22,381 | | |
| 1. TAXABLE VALUE: | | 21,709 | 22,381 | | |
| 2. ASSESSED VALUE: | | 36,900 | 38,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 36,900 | 38,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|--|

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-336-01 PROPERTY ADDRESS: 335 BRIDGE ST FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BURNETT DIANNE M PO BOX 131 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| COM AT W 1/4 COR OF SEC S 644.26 FT TO C/L ELM ST AND POB THENCE ALG C/L N 61 DEG 59'47" E 159.51 FT THENCE ALG ARC OF CRV TO RT N 65 DEG 19'14" E 113.59 FT LVNG C/L S 502.26 FT S 89 DEG 31'30" W 245 FT N 381.99 FT TO POB SEC 23 T26N R16W 2.48 A M/L P.A. 335 BRIDGE ST ACREAGE CORR FOR 2002(3.53A TO 2.48A) | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$44 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 65,293 | 67,317 | | |
| 1. TAXABLE VALUE: | | 137,700 | 142,400 | | |
| 2. ASSESSED VALUE: | | | | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 137,700 | 142,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-336-20 PROPERTY ADDRESS: V/L BRIDGE STREET FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: OCONNELL JOHN & DONNA 3027 REED LAKE DRIVE WALLED LAKE MI 48390 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| COM W 1/4 COR OF SEC S 0° 28'30" E ALG C/L BRIDGE ST 1026.30 FT TO POB N 89° 31'29" E 245 FT N 0° 28'30" W 286.59 FT S 73° 34'26" E 425.28 FT S 0° 40'20" E 230 FT S 89° 31'29" W 652.70 FT N 0° 28'30" W 67.05 FT TO POB SEC 23 T26N R16W 3.10 A M/L PAR "B" SRVY EASE SPLIT FROM 001-336-00 FOR 2005 LDA 11/04 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$27 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 21,478 | 22,143 | | |
| 1. TAXABLE VALUE: | | 21,478 | 22,143 | | |
| 2. ASSESSED VALUE: | | 39,500 | 39,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 39,500 | 39,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-336-30 PROPERTY ADDRESS: 345 BRIDGE STREET FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HUETTEMAN JAMES M & DAWN 345 BRIDGE STREET FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| COM W 1/4 COR OF SEC S ALG C/L BRIDGE ST 830.48 FT N 63° 55'10" E 189.16 FT N 82° 36'48" E 74.96 FT TO POB N 215.67 FT TO C/L ELM ST N 76° 21'08" E 262.58 FT S 145.42 FT N 89° 20'53" E 149.90 FT S 254.19 FT N 73° 34'26" W 425.88 FT TO POB SEC 23 T26N R16W 2.51 A M/L PAR "C" SRVY EASE SPLIT FROM 001-036-00 FOR 2005 LDA 11/04 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$66 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 97,564 | 100,588 | 3,024 | | |
| 2. ASSESSED VALUE: | 159,800 | 161,100 | 1,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 159,800 | 161,100 | 1,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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THIS IS NOT A TAX BILL**L-4400****Notice of Assessment, Taxable Valuation, and Property Classification**

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-337-00 PROPERTY ADDRESS: 271 BRIDGE ST FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BLATTNER AL BLATTNER MARY 271 BRIDGE ST FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 247* N 50 FT OF S 149 FT OF W 200 FT OF NW 1/4 OF SW 1/4 SEC 23 T26N R16W .5 A M/L P.A. 271 BRIDGE STREET [[12/78 176/114 EST; 4/87 URLC; 3/94 282/116 WD; BP 5/94; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$12 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 18,382 | 18,951 | | |
| 2. ASSESSED VALUE: | | 64,100 | 63,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 64,100 | 63,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
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|--|

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|---|----------------|--|--|-------------------------------------|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | | PARCEL IDENTIFICATION | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MC GREGOR SUE JEAN 261 BRIDGE ST FRANKFORT MI 49635 | | PARCEL NUMBER: 05-001-338-00 | | |
| | | PROPERTY ADDRESS: 261 BRIDGE ST FRANKFORT, MI 49635 | | |
| | | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| | | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | | % 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: | | CALCULATION CHANGES | | |
| 248* S 99 FT OF W 222.5 FT OF NW 1/4 OF SW 1/4 SEC 23 T26N R16W .47 A M/L P.A. 261 BRIDGE STREET [[3/75 157/789; 3/77 QC 168/23; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | | *Applies to all property taxable values in the State of Michigan | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax billl by approximatelv: \$17 | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 24,722 | 25,488 | 766 |
| 2. ASSESSED VALUE: | | 90,400 | 90,200 | -200 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 90,400 | 90,200 | -200 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | |
| ASSESSOR | PHONE # | EMAIL | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | |

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The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-339-00 PROPERTY ADDRESS: 218 SUNSET DR FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: JOHNSON BARBARA REV TRUST 218 SUNSET DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 249* N 610 FT OF W 1/2 OF SW 1/4 OF SW 1/4 EXC BEG AT SE COR W TO E R/W BRIDGE ST N 16 FT E 180 FT N 294 FT E 180 FT N 100 FT E 300 FT TO BEG ALSO EXC COM AT SW COR OF SEC N 727.36 FT E 33.01 FT TO POB N 200 FT E 180 FT S 200 FT W 180 FT TO POB SEC 23 T26N R16W 4 A M/L P.A. 218 SUNSET DRIVE | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$59 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 87,708 | 90,426 | 2,718 | | |
| 2. ASSESSED VALUE: | 191,400 | 188,800 | -2,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 191,400 | 188,800 | -2,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-339-01 PROPERTY ADDRESS: 183 BRIDGE ST FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PUTNEY HARRY & MARY TRUST 183 BRIDGE ST FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 249D* COM AT SW COR OF SEC N 727.36 FT E 33.01 FT TO E'LY ROW BRIDGE ST N 200 FT E 180 FT S 200 FT W 180 FT TO POB SEC 23 T26N R16W .82 A M/L P.A. 183 BRIDGE STREET [[7/79 178/755 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$67 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 98,333 | 101,381 | 3,048 | | |
| 2. ASSESSED VALUE: | 227,600 | 226,400 | -1,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 227,600 | 226,400 | -1,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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THIS IS NOT A TAX BILL**L-4400****Notice of Assessment, Taxable Valuation, and Property Classification**

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-340-00 PROPERTY ADDRESS: 200 SUNSET DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MCKIEMAN ABAGAIL & PILLON AURELIEN BOUCHE 200 SUNSET DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| E 300 FT OF S 100 FT OF N 300 FT OF W 1/2 OF SW 1/4 OF SW 1/4 EXC RD ROW ALSO BEG S 1/4 COR OF SEC TH N 1314.41 FT TH S 89° 41'11" W 1982.32 FT TH S 00° 44'58" E 199.91 FT TO POB TH S 100 FT TH W 70FT TH N 0°13.5'W TO POINT WHICH IS S86°22.5' E OF POB TH N 86°22.5'W TO POB SEC 23 T26N R16W .85 A M/L P.A. 200 SUNSET DR DESC CORR FOR 2006 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$-57 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 135,300 | 132,700 | | |
| 2. ASSESSED VALUE: | | 135,300 | 132,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 135,300 | 132,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-341-00 PROPERTY ADDRESS: 101 BRIDGE ST FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: NAKOAKA KURT RT & MORRIS NANCY L RT 101 BRIDGE ST FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 249B* BEG AT SW COR SEC 23 S 89 DEG 36.3' E 555.13 FT N 00 DEG 13.5' W 708.39 FT N 88 DEG 53.4' W 343.85 FT S 00 DEG 2.7' W 130 FT N 88 DEG 53.4' W 208.01 FT S 00 DEG 2.7' W TO POB EXC PAR 40 FT N & S BY 70 FT E & W SUBJ TO ROW FOR RDS & HWYS SEC 23 T26N R16W 8.5 A M/L P.A. 100 BRIDGE STREET [[127/174; 3/81 186/403 WD; 4/81 186/637 MLC; 11/82 QC 194/127; 8/87 QC 222/730; 3/88 WD 226/421; 3/88 QC 226/423; 10/89 QC 238/744; BP 3/94; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$-5735 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 331,100 | 341,364 | 10,264 | | |
| 2. ASSESSED VALUE: | 331,100 | 426,700 | 95,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 331,100 | 426,700 | 95,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-341-01 PROPERTY ADDRESS: 163 BRIDGE ST FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: NORRIS MARTHA L & HATCH TAMARA L 163 BRIDGE ST FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 249C* COM AT SW COR OF SEC N 711.36 FT E 33 FT TO POB E 175 FT S 130 FT W 175 FT N 130 FT TO POB SEC 23 T26N R16W .52 A M/L P.A. 163 BRIDGE STREET [[8/76 162/654; 10/80 MLC 184/261; 4/81 WD 186/529; 8/93 274/479 QC; 8/93 274/477 DC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$-1084 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 62,552 | 1,939 | | |
| 2. ASSESSED VALUE: | | 119,100 | 100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 119,100 | 100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) Veteran Exemption Granted | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | | PHONE # | | | |
| JILL BROWN | | (231) 881-4000 | | | |
| | | EMAIL | | | |
| | | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-342-00 PROPERTY ADDRESS: 76 SUNSET DR FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CROMPTON ROBERT & GAIL 76 SUNSET DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| 250* W 1/2 OF SE 1/4 OF SW 1/4 OF SW 1/4 EXC N 200 FT & EXC S 300 FT ALSO E 100 FT OF E 1/2 OF SW 1/4 OF SW 1/4 OF SW 1/4 EXC N 200 FT & EXC S 300 FT SEC 23 T26N R16W 1.57 A M/L SPLIT 1991 P.A. 76 SUNSET DRIVE [[12/76 162/681 WD; 10/78 SURVEY - PER SWARTZ 8/90; 6/95 295/205 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$130 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 191,956 | 197,906 |
| 2. ASSESSED VALUE: | | 325,300 | 317,400 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 325,300 | 317,400 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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L-4400

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-342-01 PROPERTY ADDRESS: 118 SUNSET DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: O'BRIEN MICHAEL S & MELINDA M 118 SUNSET DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| COM AT SW COR OF SEC E 657.33 FT ALG S SEC LN N 652.37 FT TO POB E 329.58 FT S 100 FT W 429.46 FT N 148.39 FT E 100 FT S TO POB EXC RD ROW SEC 23 T26N R16W 1.01 A M/L P.A. 118 SUNSET DR 001-341-03 COMB HERE FOR 2004 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$-74 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 164,200 | 160,800 | -3,400 | | |
| 2. ASSESSED VALUE: | 164,200 | 160,800 | -3,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 164,200 | 160,800 | -3,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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| | | | |
|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-342-02 PROPERTY ADDRESS: 100 SUNSET DR FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MCMATH JAMES B II & NANCY J 100 SUNSET DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| 252-2* COM AT SW COR E 657.53 FT ALG S SEC LN N 452.37 FT TO POB W 100 FT N 100 FT E 429.46 FT S 100 FT W 329.33 FT TO POB (SURVEY) SEC 23 T26N R16W .99 A M/L SPLIT 1991 P.A. 100 SUNSET DRIVE [[SRVY 10/78 - SPLIT 08/90 PER SWARTZ; 9/90 245/409 WD; 8/91 DC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$116 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 171,143 | 176,448 |
| 2. ASSESSED VALUE: | | 257,300 | 252,700 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 257,300 | 252,700 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-343-00 PROPERTY ADDRESS: 152 SUNSET DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GROESSER THEODORE J TRUST 12815 ASTON OAKS DR FORT MYERS FL 33912 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 250A* W 1/2 OF NE 1/4 OF SW 1/4 OF SW 1/4 EXC N 456 FT SEC 23 T26N R16W 1.55 A M/L P.A. 152 SUNSET DRIVE [[7/91 252/455 QC; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$29 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 42,306 | 43,617 | | |
| 1. TAXABLE VALUE: | | 88,700 | 87,400 | | |
| 2. ASSESSED VALUE: | | | -1,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 88,700 | 87,400 | | |
| | | | -1,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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| | | | | |
|---|----------------|---|--|-------------------------------------|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | | PARCEL IDENTIFICATION | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ROBISON BRYCE & AMY 170 SUNSET DR PO BOX 162 FRANKFORT MI 49635 | | PARCEL NUMBER: 05-001-344-01 | | |
| | | PROPERTY ADDRESS: 170 SUNSET DR FRANKFORT, MI 49635 | | |
| | | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| | | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | | % 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: SPLIT/COMBINED ON 11/07/2023 FROM 05-001-344-00; | | CALCULATION CHANGES | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | | *Applies to all property taxable values in the State of Michigan | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax billl by approximatelv: \$125 | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 183,596 | 189,287 | 5,691 |
| 2. ASSESSED VALUE: | | 255,300 | 251,200 | -4,100 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 255,300 | 251,200 | -4,100 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | |
| ASSESSOR | PHONE # | EMAIL | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | |
| HOW TO FILE AN APPEAL | | | | |
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THIS IS NOT A TAX BILL**L-4400****Notice of Assessment, Taxable Valuation, and Property Classification**

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| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-344-12 PROPERTY ADDRESS: 180 SUNSET DR FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FERN DUSTIN & JOHNSON CAMILLE 180 SUNSET DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| P/O SW ¼ SEC 23 T26N R16W COMM AT S¼ CRNR OF SEC TH N00°25'19"W 1314.41 FT TH S89°41'11"W 660.23 FT TO CNTRLNE OF PALCICH RD TH S89°41'11"W 926.12 FT TO POB TH S89°41'11"W 66.57 FT TH S00°36'14"E 89.75 FT TH ALNG N LNE OF RD 4 COURSES: S89°41'31"W 8.45 FT S00°27'25"E 49.98 FT ALONG ARC CRVE R 44.00 FT I 89°58'08" CHORD S44°30'23"W 62.21 FT DIST 69.09 FT AND S00°24'46"E 65.97 FT TH N86°56'46"W 206.52 FT TH N00°42'50"W 33.49 FT TH N86°56'46"W 70.00 FT TH N00°44'58"W 199.91 FT TH N89°39'09"E 4.68 FT TH N00°40'20"W 231.38 FT TH N89°40'18"E 392.67 FT TH S00°19'47"E 231.29 FT TO POB. 3.76A +/- SUBJ TO ALL ROW/UTLITY/BLDG/USE/ESMNTJRESTRICTIONS IF ANY SPLIT/COMBINED ON 11/08/2023 FROM 05-001-344-11; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$-88 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| 1. TAXABLE VALUE: | | 239,500 | 235,500 |
| 2. ASSESSED VALUE: | | 239,500 | 235,500 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 239,500 | 235,500 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
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L-4400

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|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-344-20 PROPERTY ADDRESS: PALCICH RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MAIN CHARLES A III 618 FOREST AVE FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| P/O SW 1/4 OF SEC 23 T26N R16W COMM AT S 1/4 CRNR TH N00°25'19"W 1314.41 FT TH S89°41'11"W 660.23FT TO POB AND CNTRLNE OF PALCICH RD TH S89°41'11"W 926.12 FT TH N00°19'47"W 231.29FT THN89°40'18"E 926.12 FT TO CNTRLNE OF PALCICH RD TH S00°19'47"E 231.53 FT TO POB. 4.91A +/- SUBJ TO ALL ROW/UTILITY/BLDG/USE/ESMNT RESTRICTIONS IF ANY. SPLIT/COMBINED ON 11/08/2023 FROM 05-001-344-11; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$8 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 48,400 | 48,600 | 200 | | |
| 2. ASSESSED VALUE: | 48,400 | 48,600 | 200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 48,400 | 48,600 | 200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|--|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-345-10 PROPERTY ADDRESS: 1266 FRANKFORT HWY FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: APPLEYARD ANTHONY & VICKI 1926 HAZEL AVE KALAMAZOO MI 49008 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| COM AT SW COR SEC E 989.46 FT N 150.75 FT TO POB N 391.33 FT E 328.82 FT S 191.39 FT S 89° 39'20" E 25 FT S 73 FT N 89° 39'20" W 25 FT S 126.93 FT N 89° 49'45" W 328.74 FT TO POB ALSO COM SW COR SEC S 89° 42'54" E 986.46 FT ALG S SEC LN; N 00° 01'35" E 542.08 FT TO POB N 00° 1'35" E 356.17 FT TH S 89° 35'05" E 193.52 FT TH S 00° 24'55" W 20.50 FT TH S 89° 35'05" E 73.81 FT TH N 00° 24'55" E 20.50 FT TH S 89° 35'05" E 61.56 FT TH S 0° 2'15" W 354.78 FT TH N 89° 49'45" W 328.82 FT TO POB SBJ ESMNT EXC RD ROW SEC 23 T26N R16W 5.63 A M/L SPLIT 1989 SPLIT TO 001-345-11 & 001-345-12 FOR 1996 P.A. 71 SUNSET DR DESC CORR FOR 2011 05-001-345-11 COMB HERE FOR 2011 PER OWNER REQUEST | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$113 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 91,114 | 93,938 | 2,824 | | |
| 2. ASSESSED VALUE: | 138,100 | 135,900 | -2,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 138,100 | 135,900 | -2,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-345-12 PROPERTY ADDRESS: 217 SUNSET DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HILL MARIANNE & DAVID 217 SUNSET DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| COM AT SW COR SEC TH S 89° 42'54" E 986.46 FT N 00° 01'35" FT TO POB N 00° 01'35" E 421 FT TH S 89° 35'08" E 329 FT TH S 00° 02'15" W 421 FT TH N 89° 35'05" W 61.56 FT TH S 00° 24'55" W 20.50 FT TH N 89° 35'05" W 73.81 FT TH N 00° 24'55" E 20.50 FT TH N 89° 35'05" W 193.52 FT TO POB SBJ EASE EXC RD ROW SEC 23 T26N R16W 3.21 A M/L SPLIT FROM 001-345-10 FOR 1996 PT OF 001-354-11 COMB HERE FOR 2008 LDA EXEMPT BOUNDARY CHANGE P.A. 217 SUNSET DR | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$73 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 107,605 | 110,940 | 3,335 | | |
| 2. ASSESSED VALUE: | 160,500 | 158,000 | -2,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 160,500 | 158,000 | -2,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-346-00 PROPERTY ADDRESS: 48 SUNSET DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: JOHNSON ANDREW L.D. & ARAH D 48 SUNSET DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| COM AT SW COR OF SEC E 555.13 FT TO POB E 434.87 FT N 300 FT W 434.87 FT S 300 FT TO POB SUBJ TO ROW FRANKFORT HWY SEC 23 T26N R16W 2.24 A M/L P.A. 48 SUNSET DR 10-05-001-341-02 COM HERE FOR 2000 PER ASSESSOR | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$106 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 156,038 | 160,875 | 4,837 | | |
| 2. ASSESSED VALUE: | 240,000 | 234,700 | -5,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 240,000 | 234,700 | -5,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-347-00 PROPERTY ADDRESS: 222 PALCICH RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KLAISS JAMES L KLAISS JANICE L 222 PALCICH RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 252* N 346 FT OF N 692 FT OF W 1/2 OF SE 1/4 OF SW 1/4 SEC 23 T26N R16W 5 A M/L SPLIT 1987 P.A. 222 PALCICH ROAD [I 6/72 URLC; 3/83 195/392 MLC; 8/83 WD 197/827 828; 2/86 WD 211/935; 11/87 LC 223/930; 6/88 QC 227/816; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$39 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 57,785 | 59,576 | 1,791 | | |
| 2. ASSESSED VALUE: | 117,200 | 115,200 | -2,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 117,200 | 115,200 | -2,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-347-10 PROPERTY ADDRESS: 55 SUNSET DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MANU FORTI LLC PO BOX 1070 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| COM AT SW COR OF SEC 23 S 89 DEG 14'E 1315.07 FT N 151.44 FT TO POB S 89° 12' E 105.01FT S 89° 12' E 8.13 FT N 260 FT N 89° 14' W 91.01 FT S 73 FT N 89° 14' W 25 FT S 126.93 FT TO POB SEC 23 T26N R16W .50 A M/L P.A. 1266 FRANKFORT HIGHWAY | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$138 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 111,701 | 115,163 | | |
| 2. ASSESSED VALUE: | | 184,200 | 169,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 184,200 | 169,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-347-20 PROPERTY ADDRESS: 58 PALCICH RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FILKINS ROBERT R & BARBARA J RLT 58 PALCICH RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 252C* COM S 1/4 COR SD SEC 23 N 89 DEG 42'10 TO E LN W 1/2 OF E 1/2 OF SW 1/4 N 245.16 FT TO POB N 89 DEG 50'20 S 172.82 FT TO POB SEC 23 T26N R16W PAR-B-SURV LIB 2 PG 022 SPLIT TO 001-347-21 FOR 1994 OWNERS REQ; [[3/83 195/392; 8/83 197/827-828; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$42 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 62,359 | 64,292 | | |
| 2. ASSESSED VALUE: | | 97,900 | 84,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 97,900 | 84,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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L-4400

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-347-21 PROPERTY ADDRESS: 52 PALCICH RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GATEWAY CHIROPRACTIC PC PO BOX 1731 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 201 | Commercial | | |
| | PRIOR YEAR CLASSIFICATION: | 201 | Commercial | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 252 C-1* COM S 1/4 COR SD SEC 23 N 89°42'10 TO E LN W 1/2 OF E 1/2 OF SW 1/4 N 92.98 FT TO POB N 89°50'20 S 152.18 FT TO POB SEC 23 T26N R16W PAR-A-SURV LIBER 2 PG 022 SPLIT FROM 001-347-20 FOR 1994 OWNERS REQ; P.A. 52 PALCICH RD [[3/94 282/541 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$75 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 60,600 | 62,478 | | |
| 2. ASSESSED VALUE: | | 90,800 | 164,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 90,800 | 164,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-347-30 PROPERTY ADDRESS: 108 PALCICH RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DARLING JAY FROST JOHN W (DC) 1361 BELLOWS AVE FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 252D* W 1/2 OF SE 1/4 OF SW 1/4 EXC N 692 FT THEREOF ALSO EXC BEG AT SE COR OF W 1/2 OF SE 1/4 OF SW 1/4 N CLOSING E LN OF W 1/2 THEREOF TO N'LY ROW OF M-115 HWY N 325 FT W'LY PAR TOM-115 TO A PT 112.4 FT FROM W LN OF ABOVE S'LY 125 FT W'LY TO W LN OF ABOVE S'LY TO S SEC LN TO POB SEC 23 T26N R16W P.A. 109 PALCICH ROAD [[214/127; 12/87 WD 224/271; 10/89 QC 238/745; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$24 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 69,900 | 70,500 | | |
| 2. ASSESSED VALUE: | | 69,900 | 70,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 69,900 | 70,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-347-40 PROPERTY ADDRESS: 1332 FRANKFORT HWY FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: G3 FRANKFORT LLC 7925 7TH ST STANWOOD MI 49346 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 201 | Commercial |
| | PRIOR YEAR CLASSIFICATION: | 201 | Commercial |
| | % Exempt As "Homeowners Principal Residence": .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: 252E* W 179 FT OF S 325 FT OF E 377 FT OF W 1/2 OF SE 1/4 OF SW 1/4 N OF N'LY M-115 HWY ROW SEC 23 T26N R16W 1.33 A M/L P.A. 1332 FRANKFORT HIGHWAY [[195/392; 12/87 LC 224/201; 12/87 LC 227/929; 7/88 WD 228/439; | CALCULATION CHANGES | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$11305 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 85,548 | 369,000 | 283,452 |
| 2. ASSESSED VALUE: | 136,800 | 369,000 | 232,200 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 136,800 | 369,000 | 232,200 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR JILL BROWN | PHONE # (231) 881-4000 | EMAIL TOWNSHIPASSESSING@GMAIL.COM | |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-347-50 PROPERTY ADDRESS: 184 PALICH RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: STRATTON JANET & MATTHEW 184 PALICH RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 253F* S 346 FT OF N 692 FT OF W 1/2 OF SE 1/4 OF SW 1/4 SEC 23 T26N R16W 5 A M/L SPLIT 1987 P.A. 184 PALICICH RAOD [[211/936 | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$73 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 107,928 | 111,273 | 3,345 | | |
| 1. TAXABLE VALUE: | 107,928 | 111,273 | 3,345 | | |
| 2. ASSESSED VALUE: | 158,000 | 155,300 | -2,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 158,000 | 155,300 | -2,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
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L-4400

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-348-00 PROPERTY ADDRESS: 1308 FRANKFORT HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: OZDY ANDREW & DORE C TRST 2120 PENINSULA RD OXNARD CA 93035 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 201 | Commercial | | |
| | PRIOR YEAR CLASSIFICATION: | 201 | Commercial | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 252A* BEG S 89 DEG 14' E 112.4 FT & N 48' E 91.4 FT OF SW COR OF SE 1/4 OF SW 1/4 N 48' E 325 FT S 89 DEG 12' E 175 FT S 48' W 325 FT TO N'LY R/2 M-115 N 89 DEG 12' W 175 FT TO POB SEC 23 T26N R16W 1.31 A M/L P.A. 1286 FRANKFORT HWY [[11/70 URLC; 204/66; 204/62; 6/93 272/822 LC; 2/94 281/ 510 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$392 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 316,674 | 326,490 | | |
| 2. ASSESSED VALUE: | | 582,000 | 739,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 582,000 | 739,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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| | | | | | |
|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-350-00 PROPERTY ADDRESS: 229 PALCICH RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KIPLINGER KENNETH A JR & HEATHER L PO BOX 229 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 253* E 1/2 OF SE 1/4 OF SW 1/4 SEC 23 T26N R16W 20 A M/L P.A. 229 PALCICH ROAD [[2/89 IPR DEED 232/633; BP 9/91; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$158 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 232,783 | 239,999 | 7,216 | | |
| 2. ASSESSED VALUE: | 401,500 | 394,600 | -6,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 401,500 | 394,600 | -6,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-351-10 PROPERTY ADDRESS: ELM RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HOLDT BETTY P LIVING TRUST REBECCA TRYON HOLDT 292 SOUTHEAST WALNUT AVE DALLAS OR 97338 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 002 | Ref. Real |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | |
| P/O SE 1/4 OF SEC 23 T 26 N R 16 W DESC AS COMM AT E 1/4 CRNR SEC 23 TH N 88°40'21 W ALNG E-W 1/4 LNE 749.12 FT TO POB TH N 88°40'21 W ALNG 1/4 LNE 568.56 FT TO CENTER-E 1/8 CRNR TH S 01°22'22" W 265.82 FT TO CNTRLNE OF ELM RD TH S 82°16'49" E ALNG CNTRLNE 250.98 FT TH ALNG CNTRLNE 325.74 FT ALNG A 1900.00 FT RAD CRV TO R DELTA ANGLE 09°49'22" AND CHRD S 77°22'08" E 325.34 FT TH N 01°22'43" E 357.53 FT TO POB. 3.95 A+/- . SUBJ TO ROW OF ELM RD. ALSO SUBJ TO OTHER ESMNTS COVENANTS AND RSTRCTNS OF RECORD IF ANY. SPLIT ON 11/11/2024 FROM 05-001-351-00 (SURVEY PARCEL A); | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$ | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 0 | 4,295 |
| 2. ASSESSED VALUE: | | 0 | 46,400 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 0 | 46,400 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-351-20 PROPERTY ADDRESS: ELM RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HOLDT BETTY P LIVING TRUST REBECCA TRYON HOLDT 292 SOUTHEAST WALNUT AVE DALLAS OR 97338 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 002 | Ref. Real | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| P/O SE 1/4 OF SEC 23 T 26 N R 16 W DESC AS BEG AT E 1/4 SEC 23TH N 88°40'21" W ALNG E-W 1/4 LNE 749.12 FT TH S 01°22'43" W 357.53 FT TO CNTRLNE OF ELM RD TH 39.30 FT ALNG A 1900.00 FT RAD CRV R DELTA ANGLE 01°11'06" CHRD S 71°51'54" E 39.30 FT TH S 71°16'21" E ALNG CNTRLNE 328.97 FT TO CNTRLNE OF LOBB RD TH N 17°53'21" E ALNG CNTRLNE 100.84 FT TO CNTRLNE OF GLORY RD TH N 69°01'11" E 398.22 FT TO E LNE SEC TH N 01°31'25" E ALNG E SEC LNE 220.04 FT TO POB. 6.10 A +/- SUBJ TO ROW OF ELM RD GLORY RD AND LOBB RD. ALSO SUBJ TO OTHER ESMNTS COVENANTS AND RSTRCTNS OF RECORD IF ANY. SPLIT ON 11/11/2024 FROM 05-001-351-00 (SURVEY PARCEL B); | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$ | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 0 | 6,633 | 6,633 | | |
| 2. ASSESSED VALUE: | 0 | 57,200 | 57,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 0 | 57,200 | 57,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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| | | | |
|---|--|---------------------------------------|----------------------------------|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-351-30 PROPERTY ADDRESS: LOBB RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HOLDT BETTY P LIVING TRUST REBECCA TRYON HOLDT 292 SOUTHEAST WALNUT AVE DALLAS OR 97338 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 002 | Ref. Real |
| | % Exempt As "Homeowners Principal Residence": .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: | CALCULATION CHANGES | | |
| P/O SE 1/4 OF SEC 23 T 26 N R 16 W DESCR AS COMM AT E 1/4 SEC 23 TH S 01 °31 '25" W ALNG E LNE SEC 220.04 FT TO POB TH S 01 °31 '25" W ALNG LNE 437.99 FT TH N 88°34'53" W 452.17 FT TO CNTRLNE OF LOBB RD TH N 17°53'21" E ALNG CNTRLNE 299.10 FT TO CNTRLNE OF GLORY RD TH N 69°01'11" E ALNG CNTRLNE 398.22 FT TO POB. 3.34 A +/- . SUBJ TO ROW OF GLORY RD AND LOBB RD. ALSO SUBJ TO OTHER ESMNTS COVENANTS AND RSTRCTNS OF RECORD IF ANY. SPLIT ON 11/11/2024 FROM 05-001-351-00 (SURVEY PARCEL C); | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: <div>\$</div> | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 0 | 3,632 | 3,632 |
| 2. ASSESSED VALUE: | 0 | 41,600 | 41,600 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 0 | 41,600 | 41,600 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | PHONE # | EMAIL | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | |
| HOW TO FILE AN APPEAL | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-351-40 PROPERTY ADDRESS: LOBB RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HOLDT BETTY P LIVING TRUST REBECCA TRYON HOLDT 292 SOUTHEAST WALNUT AVE DALLAS OR 97338 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 002 | Ref. Real |
| | % Exempt As "Homeowners Principal Residence": .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: | CALCULATION CHANGES | | |
| P/O SE 1/4 OF SEC 23 T 26 N R 16 W DESCR AS COMM AT E 1/4 SEC 23 TH S 01°31'25" W ALNG E LNE SEC 658.03 FT TO POB TH S 01°31'25" W ALNG LNE 330.00 FT TH N 88°34'53" W 549.14 FT TO CNTRLNE OF LOBB RD TH N 17°53'21" E ALNG CNTRLNE 344.12 FT TH S 88°34'53" E 452.17 FT TO POB. 3.79 A +/- . SUBJ TO ROW OF LOBB RD. ALSO SUBJ TO OTHER ESMNTS COVENANTS AND RSTRCTNS OF RECORD IF ANY. SPLIT ON 11/11/2024 FROM 05-001-351-00 (SURVEY PARCEL D); | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: <div>\$</div> | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 0 | 4,121 | 4,121 |
| 2. ASSESSED VALUE: | 0 | 45,200 | 45,200 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 0 | 45,200 | 45,200 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR JILL BROWN | PHONE # (231) 881-4000 | EMAIL TOWNSHIPASSESSING@GMAIL.COM | |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-351-50 PROPERTY ADDRESS: LOBB RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HOLDT BETTY P LIVING TRUST REBECCA TRYON HOLDT 292 SOUTHEAST WALNUT AVE DALLAS OR 97338 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 002 | Ref. Real | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| P/O SE 1/4 OF SEC 23 T26N R16W DESCR AS COMM AT E 1/4 CRNR SEC 23 TH S 01°31'25" W ALNG E LNE SEC 988.03 FT TO POB TH S 01°31'25" W ALNG LNE 331.21 FT TO S 1/8 CRNR TH N 88°31'46" W 614.09 FT ALNG S 1/8 LNE TO CNTRLNE OF LOBB RD TH 337.56 FT ALNG A 1840.11 FT RAD CRV R DELTA ANGLE 10°30'39" CHRD N 12°38'02" E 337.09 FT ALNG CNTRLNE TH S 88°34'53" E 549.14 FT TO POB. 4.46 A +/- . SUBJ TO ROW OF LOBB RD. ALSO SUBJ TO OTHER ESMNTS COVENANTS AND RSTRCTNS OF RECORD IF ANY. SPLIT ON 11/11/2024 FROM 05-001-351-00 (SURVEY PARCEL E) | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: <div>\$</div> | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 0 | 4,849 | 4,849 | | |
| 2. ASSESSED VALUE: | 0 | 46,800 | 46,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 0 | 46,800 | 46,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|--|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-351-60 PROPERTY ADDRESS: 1787 ELM RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HOLDT BETTY P LIVING TRUST REBECCA TRYON HOLDT 292 SOUTHEAST WALNUT AVE DALLAS OR 97338 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 002 | Ref. Real |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | |
| P/O SE 1/4 OF SEC 23 T26N R16W DESCR AS COMM AT E 1/4 CRNR SEC 23 TH N 88°40'21" W ALNG E-W 1/4 LNE 1317.68 FT TO CENTER- E 1/8 CRNR SEC TH S 01°22'22" W ALNG E 1/8 LNE SEC 265.82 FT TO CNTRLNE OF ELM RD AND POB TH S 82°16'49" E ALNG CNTRLNE 250.98 FT TH ALNG CNTRLNE 365.03 FT ALNG A 1900.00 FT RAD CRV R DELTA ANGLE 11 °00'28" CHRD S 76°46'35" E 364.47 FT TH S 71°16'21" E ALNG CNTRLNE 328.97 FT TO INTERSEC OF ELM RD & LOBB RD TH S 17°53'21" W ALNG CNTRLNE OF LOBB RD 511.25' FT TH ALNG CNTRLNE 337.56 FT ALNG A 1840.11 FT RAD CRV L DELTA ANGLE 12°38'02" CHRD S 12°38'02" W 337.09 FT TO S 1/8 SEC TH N 88°31'46" W ALNG 1/8 LNE 700.12 FT TO SE 1/8 CRNR SEC TH N01°22'22" E ALNG E 1/8 LNE SEC 1050.13 FT TO POB. 18.16 A +/- . SUBJ TO ROW OF ELM RD AND LOBB RD. ALSO SUBJ TO OTHER ESMNTS COVENANTS AND RSTRCTNS OF RECORD IF ANY. | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | |
| | | \$ | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| 1. TAXABLE VALUE: | | 0 | 29,994 |
| 2. ASSESSED VALUE: | | 0 | 219,500 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 0 | 219,500 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-352-00 PROPERTY ADDRESS: 1745 ELM RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HARWOOD TIMOTHY MICHAEL & DONALD TX 102 SECOND ST SE CATAWBA NC 28609 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 255* E 1/2 OF NW 1/4 OF SE 1/4 S OF ELM ST SEC 23 T26N R16W 16 A M/L P.A. 1745 ELM STREET [[255/288 DC; 10/91 255/289 QC; BP 11/93; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$74 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 60,118 | 61,981 | | |
| 1. TAXABLE VALUE: | | 336,600 | 334,900 | | |
| 2. ASSESSED VALUE: | | | -1,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 336,600 | 334,900 | | |
| | | | -1,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-353-00 PROPERTY ADDRESS: 1621 ELM RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ALLEN TIMOTHY J & KATHRYN M TRUST 1621 ELM RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 256* E 1/2 OF W 1/2 NW 1/4 OF SE 1/4 S OF ELM ST HWY EXC COM INTR C/L ELM ST & W LN OF E 1/2 OF W 1/2 OF NW 1/4 OF SE 1/4 N 85 DEG 42' E 297.16 FT ALG CTR LN ELM ST S 261.49 FT S 44 DEG 46'48 N 560.48 FT TO POB SEC 23 T26N R16W 4.80 A M/L SPLIT 1990 P.A. 1621 ELM STREET [I 6/79 177/586 MLC; 8/81 188/638 SALC; 2/82 SALC 190/587; BP 5/92; 298/1015 JDGMT; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$70 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 103,435 | 106,641 | 3,206 | | |
| 2. ASSESSED VALUE: | 199,900 | 196,900 | -3,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 199,900 | 196,900 | -3,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-353-10 PROPERTY ADDRESS: 1597 ELM RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WEBBER BRENDA SUE TRUST 1597 ELM STREET FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 256-A* COM CTR OF SEC E 329.51 FT ALG E/W 1/4 LN S 274.41 FT TO C/L ELM ST & POB N 85 DEG42' E 297.16 FT ALG C/L S 261.49 FT S 44 DEG 46'48 N 560.48 FT TO POB SEC 23 T26N R16W 3.20 A M/L SPLIT 1990 P.A. 1597 ELM STREET [[1/89 QC 232/414; 232/444; 3/89 233/390 QC; 10/95 299/347 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$58 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 84,993 | 87,627 | | |
| 2. ASSESSED VALUE: | | 152,700 | 150,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 152,700 | 150,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-354-00 PROPERTY ADDRESS: ELM RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HOUSE ALMA PENFOLD TRUST PO BOX 1163 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 257* W 1/2 OF W 1/2 OF NW 1/4 OF SE 1/4 S OF ELM ST HWY SEC 23 T26N R16W 8 A M/L | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$21 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 16,944 | 17,469 | 525 | | |
| 1. TAXABLE VALUE: | 16,944 | 17,469 | 525 | | |
| 2. ASSESSED VALUE: | 77,000 | 80,200 | 3,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 77,000 | 80,200 | 3,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-355-00 PROPERTY ADDRESS: 1518 FRANKFORT HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MATUMI PROPERTY MANAGEMENT LLC TOM MILOSEVICH 2135 KOLOMYIA ST WEST BLOOMFIELD MI 48324 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 258* W 1/2 OF SW 1/4 OF SE 1/4 EXC E 181.5 FT THEREOF SEC 23 T26N R16W 14.5 A M/L SPLIT 1989 P.A. 1518 FRANKFORT HIGHWAY [I 5/79 181/293 QC; 12/82 194/277 MLC; 210/656; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$130 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 113,055 | 116,304 | | |
| 1. TAXABLE VALUE: | | 227,900 | 220,800 | | |
| 2. ASSESSED VALUE: | | | -7,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 227,900 | 220,800 | | |
| | | | -7,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | Improvement Demo/Removed, Land Improvement Added GARAGE REM, CONC/BLCK ADD | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-355-10 PROPERTY ADDRESS: 1590 FRANKFORT HWY FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KNIGHT WAYNE L & LANETTE F ELE 1590 FRANKFORT HWY FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 258B* E 181.5 FT OF W 1/2 OF SW 1/4 OF SE 1/4 EXC E 16.5 FT OF S 330 FT THEREOF SEC 23 T26N R16W 5.5 A M/L SPLIT 1989 10-05-001-355-01 COMB HERE 10/88 P.A. 1590 FRANKFORT HIGHWAY [I 7/88 WD 228/129; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$53 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 78,327 | 80,755 | 2,428 | | |
| 1. TAXABLE VALUE: | 78,327 | 80,755 | 2,428 | | |
| 2. ASSESSED VALUE: | 147,400 | 144,900 | -2,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 147,400 | 144,900 | -2,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-357-00 PROPERTY ADDRESS: 1734 FRANKFORT HWY | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HARWOOD BRUCE C ESTATE 102 2ND ST SE CATAWBA NC 28609 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 260* E 1/2 OF SW 1/4 OF SE 1/4 EXC W 264 FT OF S 660 FT ALSO EXC N 300 FT OF E 400 FT. SEC 23 T26N R16W 13.25A +/- SPLIT TO 10-05-001-357-10 FOR 1997 SPLIT 1989 P.A. 1734 FRANKFORT HIGHWAY [[3/76 161/182 EST; 10/87 223/343-346 QC'S; 10/87 223/347 WD; 2/92 257/378 LC; 01/96 303/158 WD; 4/96 BP; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$48 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 38,731 | 39,931 | 1,200 | | |
| 2. ASSESSED VALUE: | 287,500 | 286,300 | -1,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 287,500 | 286,300 | -1,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-357-10 PROPERTY ADDRESS: 1693 ELM RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HARWOOD BRUCE C ESTATE 102 2ND ST SE CATAWBA NC 28609 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | | .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: | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$256 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 206,829 | 213,240 | | |
| 2. ASSESSED VALUE: | | 303,300 | 298,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 303,300 | 298,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-358-00 PROPERTY ADDRESS: 45 LOBB RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CRYSTAL LAKE RV RESORT LLC 2060 FRANKFORT HIGHWAY FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 201 | Commercial | | |
| | PRIOR YEAR CLASSIFICATION: | 201 | Commercial | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 261* E 1/2 OF SE 1/4 OF SE 1/4 EXC S 237 FT OF E 459 FT SEC 23 T26N R16W 18 A M/L P.A. 45 LOBB ROAD [[10/78 173/493 EST; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$923 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 330,750 | 353,903 | 23,153 | | |
| 2. ASSESSED VALUE: | 409,800 | 627,200 | 217,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 409,800 | 627,200 | 217,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) Land Improvement Added | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-359-01 PROPERTY ADDRESS: 62 LOBB RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: VANDERHEIDE ROGER 541 STONEHENDGE DR SW GRANDVILLE MI 49418 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| P/O SE 1/4 OF SEC 23 T26N R16W COMM @ SE CRNR SEC TH N 88°29'38" W 656.66 FT TO POB TH N 88°29'38" W 328.33 FT TH N 01°29'15" E 658.44 FT TH S 88° 32'16" E 28.69 FT TH S 01°31'08" W 658.69 FT TO POB. 4.97 A +/- SUBJ TO ROW FOR LOBB RD AND HWY M-115. SPLIT/COMBINED ON 08/29/2022 FROM 05-001-359-00; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$123 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 99,225 | 102,300 | 3,075 | | |
| 2. ASSESSED VALUE: | 136,300 | 135,600 | -700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 136,300 | 135,600 | -700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-359-02 PROPERTY ADDRESS: LOBB RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HARWOOD BRUCE C ESTATE 102 2ND ST SE CATAWBA NC 28609 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| P/O SE 1/4 OF SEC 23 T26N R16W DESC AS COMM @ SE CRNR OF SEC TH N 88°29'38" W 656.66 FT TH N 01°31'08" E 65.69 FT TO POB TH N 88°32'16" W 657.38 FT TH N 01°27'22" E 658.19 FT TH S 88°34'53" E 658.10 FT TH S 01°31'08" W 658.6FT TO POB. 9.94 A +/- . SUBJ TO ROW FOR LOBB RD. SPLIT/COMBINED ON 08/29/2022 FROM 05-001-359-00; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$38 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 30,768 | 31,721 | 953 | | |
| 2. ASSESSED VALUE: | 196,100 | 196,100 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 196,100 | 196,100 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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L-4400

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-360-00 PROPERTY ADDRESS: 1764 FRANKFORT HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CHRZAN RONALD R & NORMA J PO BOX 163 VERNON MI 48476 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 263* SW 1/4 OF W 1/2 OF SE 1/4 OF SE 1/4 SEC 23 T26N R16W 5 A M/L P.A. 1764 FRANKFORT HIGHWAY [[6/74 149/898; 4/80 182/99 WD; 6/82 MLC 191/783; 203/875; 5/92 260/824 LC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$48 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 38,834 | 40,037 | 1,203 | | |
| 2. ASSESSED VALUE: | 88,900 | 89,000 | 100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 88,900 | 89,000 | 100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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L-4400

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-361-00 PROPERTY ADDRESS: 1960 FRANKFORT HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: AMOND JEANNE LORETTA & AMOND VANHAGAR LEE 1960 FRANKFORT HWY FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 264* S 237 FT OF E 459 FT OF SEC SEC 23 T26N R16W 2 A M/L P.A. 1960 FRANKFORT HIGHWAY [[213/141-142 | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$31 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 46,227 | 47,660 | 1,433 | | |
| 2. ASSESSED VALUE: | 113,300 | 115,400 | 2,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 113,300 | 115,400 | 2,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-362-00 PROPERTY ADDRESS: 995 SHOREWOOD DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MURBACH MOLLY 995 SHOREWOOD DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 265* PT GL #1 COM SE COR PLAT OF PETERSON'S BIRCHWOOD S 36 DEG 32' E 40 FT S 49 DEG 44' W 74.06 FT W PAR TO N SEC LN 59.54 FT N 39 DEG 52'30 W PAR TO N SEC LN TO E ROW S.SH.DR. NW'LY ALG ROW TO N SEC LN E'LY ALG SEC LN TO POB SEC 24 T26N R16W 2.8 A M/L P.A. 995 SHOREWOOD DRIVE [8/78 174/465 WD; 10/88 230/474 WD; 4/89 237/435 QC; 4/95 293/185 QC; 4/95 293/867 QC; 4/95 95/369 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$111 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 164,020 | 169,104 | 5,084 | | |
| 2. ASSESSED VALUE: | 362,000 | 433,500 | 71,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 362,000 | 433,500 | 71,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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THIS IS NOT A TAX BILL**L-4400****Notice of Assessment, Taxable Valuation, and Property Classification**

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-363-00 PROPERTY ADDRESS: 973 SHOREWOOD DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: JENCKS HOLLIS W III JENCKS KAREN O 32 OAKDALE BLVD PLEASANT RIDGE MI 48069 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| 266* PT OF G.L. #1 COM SE COR OF PLAT OF PETERSON'S BIRCHWOOD S 36 DEG 32' E 40 FT TO POB S 49 DEG 44' W 74.06 FT W PAR TO N SEC LN 59.54 FT N 39 DEG 52'30 50 DEG 7'30 SW'LY ALG SD ROW 99.66 FT E PAR TO N SEC LN 167.38 FT N 57 DEG 26' E 130.23 FT TO CRY. LK. N'LY ALG LK 75 FT TO POB DSCRPT CRCTN 1994 SEC 24 T26N R16W P.A. 973 SHOREWOOD DRIVE [[128/629; 126/521; 129/360; 237/435; 10/95 299/249 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$363 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 293,540 | 302,639 | 9,099 | | |
| 2. ASSESSED VALUE: | 597,900 | 730,900 | 133,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 597,900 | 730,900 | 133,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-364-00 PROPERTY ADDRESS: 961 SHOREWOOD DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BARBER CHRISTY MARX & SAMUEL T 508 NE OLYMPIC CT LEES SUMMIT MO 64064 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 267* BEG ON E ROW OF S SH RD 155 FT S OF N LN OF GOVT LOT 1 E 167.38 FT N 57 DEG 27' E TO CRY LK S'LY ALG LK 150 FT S 60 DEG 21' W TO BASE OF BLUFF NW'LY 75 FT S 60 DEG 21' W 137.36 FT W TO HWY NW'LY TO BEG SEC 24 T26N R16W P.A. 961 SHOREWOOD DRIVE [8/57 104/633 WD; 1/72 144/570 WD; 3/87 219/129 WD; 8/94 286/829 QC; 1/95 291/487 QC; 299/254 TRST; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$359 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 290,755 | 299,768 | | |
| 2. ASSESSED VALUE: | | 403,300 | 435,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 403,300 | 435,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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L-4400

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-365-00 PROPERTY ADDRESS: SHOREWOOD DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: JENCKS HOLLIS W III TRUST 32 OAKDALE BLVD PLEASANT RIDGE MI 48069 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| 268* PT OF GL #1 BEG ON MEA LN OF CRY LK 280.21 FT N OF S LN W TO W LN N TO A PT 80 FT S OF NW COR E TO E LN OF CO HWY S 41 DEG 23' E 199.62 FT E 101.3 FT N 60 DEG 21' E 137.36 FT SE'LY ALG BLUFF 75 FT N 60 DEG 21' E TO LK SE'LY ALG LK 950 FT M/L TO A PT N 73 DEG 37' E OF POB S 73 DEG 37' W 85 FT M/L TO POB SEC 24 T26N R16W 24 A M/L [[210/301; 10/87 WD 225/04; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$1750 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 1,415,510 | 1,459,390 | 43,880 | | |
| 2. ASSESSED VALUE: | 3,225,700 | 3,225,700 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 3,225,700 | 3,225,700 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-367-02 PROPERTY ADDRESS: 831 SHOREWOOD DR FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: STEFANSKI MATTHEW D & JULIE K 831 SHOREWOOD DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| P/O GOVT LOT 1 & P/O SE¼ OF NE ¼ OF SEC 24, T26N, R16W, CRYSTAL LAKE TWP, BENZIE COUNTY, MICHIGAN, DESCR AS: COMM @ E ¼ CRNR OF SEC; TH ALNG E LNE OF N00°35'49"W 1304.50 FT TO SE CRNR GOV'T LOT 1, TH N89°27'09"W 12.43 FT TO POB; TH S00°14'26"E 24.85 FT; TH S23°00'09"W 120.00 FT TO A PNT ON N ROW LNE OF SHOREWOOD DR; TH ALNG N ROW ON FLWNG 2 COURSES: N44°02'11"W 190.67 FT & N38°33'05"W 42.96 FT; TH S49°10'09"W 32.34 FT TO CNTRLNE OF RD; TH ALNG CNTRLNE ARC OF CURVE TO RIGHT (R = 953.56 FT, I = 18°26'05" AND CHORD = N28°03'45"W 305.48 FT) 306.81 FT TO A PNT ON N LNE OF S 280.21 FT OF GOVERNMENT LOT 1; TH ALNG N LNE OF S 280.21 FT, S89°27'09"E 302.41 FT TO PNT ON OLD SHRLNE OF CRYSTAL LAKE; TH N74°29'40"E 79.94 FT TO A PNT NEAR EXISTING WATER'S EDGE OF CRYSTAL LAKE; TH ALNG SHRLNE TRVSE LNE ON FLWNG 2 COURSES: S27°19'22"E 90.98 FT AND S43°18'19"E 50.00 FT; TH LEAVING SHRLNE TRVSE LNE S56°01'31"W 105.64 FT TO A PNT | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$423 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| 1. TAXABLE VALUE: | | 622,904 | 642,214 | | |
| 2. ASSESSED VALUE: | | 1,404,300 | 1,690,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 1,404,300 | 1,690,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-368-10 PROPERTY ADDRESS: 2956 GLORY RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: STOW ROGER A 2956 GLORY RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 269A-1* BEG AT E 1/4 COR W ON E & W 1/4 LN 312.49 FT N 272. 25 FT W 400 FT S 272.25 FT W 224 FT N 430 FT N 39 DEG 50'W 155 FT N 2 DEG 50'E 57.83 FT N 68 DEG 50'E 275 FT S 19 DEG 30'E 340 FT S 82 DEG 45'E 100 FT N 69 DEG 21'E 140 FT N 29 DEG 51'E 410 FT N 22 DEG 30'E 543 FT N 24.85 FT S 89 DEG 29' E ON 1/8 LN 12.43 FT S ON E SEC LN 1305.93 FT TO POB & ALSO INCL 1/4 INTEREST COM AT E 1/4 COR N 1305.93 FT TO POB W 12.50 FT N 3 DEG 22'34 DEG 48'28 TO POB - EASE (SRVY-PRCL B L. 256 P. 963) SEC 24 T26N R16W 12 A M/L PT SPLIT & COMB HERE/10-05-001-366-00 1993 CC#89-3512-CH SPLIT TO 05-001-368-11 FOR 1996 P.A. 2956 & 2986 GLORY ROAD [[6/76 164/426; 9/82 192/889 QC; 204/774 & 776; BP 10/93; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$38 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 55,444 | 57,162 | 1,718 | | |
| 2. ASSESSED VALUE: | 183,600 | 188,700 | 5,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 183,600 | 188,700 | 5,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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L-4400

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-368-11 PROPERTY ADDRESS: 2986 GLORY RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: YEICH FAMILY TRUST 14233 HONOR HWY BEULAH MI 49617 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 269A-3* COM E 1/4 COR W 712.49 FT N 33 FT TO POB N 272.25 FT E 400 FT S 272.25 FT TO PT 33 FT N OF E-W 1/4 LN W 400 FT TO POB SEC 24 T26N R16W 2.5 A M/L SPLIT FROM 001-368-10 FOR 1996 [[2/95 291/1196 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$115 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 92,830 | 95,707 | | |
| 2. ASSESSED VALUE: | | 112,000 | 115,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 112,000 | 115,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-368-20 PROPERTY ADDRESS: SHOREWOOD DR %INT FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HERD PENNY S 3035 GLORY RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 3/4 INTEREST COM E 1/4 COR OF SEC N 1305.93 FT TO POB N 89° 53'35" W 12.5 FT N 3° 22'34" W 126.23 FT N 55° 31'22" E 105.64 FT TO PT NR SH CRY LK S 43° 48'28" E 37.50 FT S 55° 31'22" W 113.98 FT S 94.25 FT TO POB SEC 24 T26N R16W .13 A M/L PT FROM 001-366-00 FOR 1993 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$28 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 41,492 | 42,778 | 1,286 | | |
| 2. ASSESSED VALUE: | 99,000 | 99,000 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 99,000 | 99,000 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-369-00 PROPERTY ADDRESS: 2898 GLORY RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MORRIS CATHERINE F & SARA 2 ARBOR LANE EVANSTON IL 60201 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 269B* BEG 517.62 FT N OF SW COR OF SE 1/4 OF NE 1/4 N 200 FT E 287.3 FT S 2 DEG 50' W 164.7 FT S 39 DEG 40' E 46.03 FT W 308.22 FT TO BEG SEC 24 T26N R16W 1.33 A M/L P.A. 2897 GLORY ROAD | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$71 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 57,531 | 59,314 | 1,783 | | |
| 2. ASSESSED VALUE: | 101,000 | 103,000 | 2,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 101,000 | 103,000 | 2,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|--|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-370-02 PROPERTY ADDRESS: 2914 GLORY RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FILIPICH MATTHEW & ERIN 1045 WWEST COLONIAL PARK GRAND LEDGE MI 48837 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| COMM @ E¼ CRNR SEC TH ALNG E-W¼ LINE AS PREVIOUSLY SURVEYED W 937.31 FT TO A POINT ON CNTRLNE OF 30' WIDE ACCESS ESMNT PREVIOUSLY RECORDED IN L 204 P 778 BENZIE COUNTY RECORDS TH ALNG ESMNT CNTRLNE ON FOLLOWING 3 COURSES: N00°47'02"W 429.74 FT N39°09'19"W 154.97 FT AND N02°56'41" E 57.77 FT TH N68°53'59"E 275.00 FT TH N16°17'33"E 94.00 FT TH S65°54'25"E 53.88 FT TH N30°39'51 "E 256.20 FT TO POB TH N20°37'17"E 107.95 FT TH N 51°35'12"E 358.22 FT TO A POINT ON EXISTING CNTRLNE OF SHOREWOOD DR TH N49°10'09"E 32.34 FT TO A POINT ON NERLY ROW LINE SHOREWOOD DR TH ALNG NERLY ROW LINE ON FOLLOWING 2 COURSES: S38°33'05"E 42.96 FT AND S44°02'11"E 190.67 FT TH S23°00'09"W 423.00 FT TH N57°26'39"W 400.05 FT TO POB. 3.45 A +/- SPLIT/COMBINED ON 02/01/2023 FROM 05-001-370-01; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$128 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| 1. TAXABLE VALUE: | 103,900 | 107,120 | 3,220 | | |
| 2. ASSESSED VALUE: | 103,900 | 113,200 | 9,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: | 1.000 | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 103,900 | 113,200 | 9,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
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| | | | | | |
|---|--|---------------------------------------|----------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-370-03 | | | | |
| | PROPERTY ADDRESS: GLORY RD FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: STEFANSKI MATTHEW D & JULIE K 831 SHOREWOOD FRANKFORT MI 49635 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": 100.00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: COMM @ E ¼ CRNR SEC TH ALNG E-W ¼ LINE AS PREVIOUSLY SURVEYED W 937.31 FT TO A POINT ON CNTRLNE OF A 30' WIDE ACCESS ESMNT PREVIOUSLY RECORDED IN LIBER 204 PAGE 778 BENZIE COUNTY RECORDS TH ALNG ESMNT CNTRLNE ON FOLLOWING 3 COURSES: N00°47'02"W 429.74 FT N39°09'19"W 154.97 FT AND N02°56'41"E 57.77 FT TH N68°53'59"E 275.00 FT TH N 16°17'33"E 94.00 FT TH S65°54'25"E 53.88 FT TH N30°39'51"E 256.20 FT TH N20°31'17"E 107.95 TH N51°35'12"E 358.22 FT TO A POINT BEING ON EXISTING CNTRLNE OF SHOREWOOD DRIVE TH ALNG CNTRLNE ALNG ARC OF A CRV TO R (R = 953.56 FT I = 8°09'57" AND CHRD = N32°43'30"W 135.78 FT) A DIST OF 135.90 FT TO POB TH S72°06'04"W 435.14 FT TH S79°59'20"W 105.72 FT TH N02°13'41"E 312.47 FT TO A POINT ON N LINE OF S 280.21 FT OF GOV'T LOT I TH ALNG N LINE S89°27'09"E 436.70 FT TO A POINT ON EXISTING CNTRLNE OF SHOREWOOD DRIVE TH ALNG CNTRLNE ON ARC OF A CRV TO L (R = 953.56 FT I = 10°16'09" AND CHRD = S23°58'47"E 170.68 FT) A DIST OF 170.91 | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$4 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 87,800 | 88,000 | 200 | | |
| 2. ASSESSED VALUE: | 87,800 | 88,000 | 200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 87,800 | 88,000 | 200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|--|---|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-370-04 PROPERTY ADDRESS: GLORY RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: STEFANSKI MATTHEW D & JULIE K 831 SHOREWOOD DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| COMM @ E ¼ CRNR SEC TH ALNG E-W ¼ LINE AS PREVIOUSLY SURVEYED. W 937.31 FT TO A POINT ON CNTRLNE OF A 30' WIDE ACCESS ESMNT PREVIOUSLY RECORDED IN LIBER 204 PAGE 778 BENZIE COUNTY RECORDS TH ALNG ESMNT CNTRLNE ON FOLLOWING 3 COURSES: N00°47'02"W 429.74 FT N39°09'19"W 154.97 FT AND N02°56'41"E 57.77 FT TH N68°53 '59"E 275.00 FT TH N 16°17'33"E 94.00 FT TH S65°54'25"E 53.88 FT TH N30°39'51"E 256.20 FT TH N20°37'17"E 107.95 TO POB TH N51°35'12"E 358.22 FT TO A POINT ON EXISTING CNTRLNE OF SHOREWOOD DRIVE TH ALNG CNTRLNE ALNG ARC OF A CRV TO R (R = 953.56 FT I= 8°09'57" AND CHRD= N32°43'30"W 135.78 FT) A DIST OF 135.90 FT TH S72°06'04"W 435.14 FT TH S79°59'20"W 105.72 FT TH N02°13'41 "E 312.47 FT TO A POINT ON N LINE OF S 280.21 FT OF GOV'T LOT 1 TH ALNG N LINE N89°27'09"W 482.19 FT TO A POINT ON W LINE OF GOV'T LOT 1 TH ALNG W LINE S00°00'54"W 280.22 FT TO NW CRNR OF SE ¼ OF NE¼ TH ALNG W LINE SE ¼ OF NE ¼ S00°02'21"W 299.73 FT TH N89°54'07"E | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$ | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| 1. TAXABLE VALUE: | | 111,400 | 111,400 |
| 2. ASSESSED VALUE: | | 111,400 | 111,400 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 111,400 | 111,400 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | | |
|--|--|---|--|----------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | | |
| | PARCEL NUMBER: 05-001-370-05 PROPERTY ADDRESS: 2914 GLORY RD FRANKFORT, MI 49635 | | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HERD WILLIAM ENGLISH & PENNY STOW & HERD SETH ANDREW 3035 GLORY RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | | |
| COMM @ E ¼ CRNR SEC TH ALNG E-W ¼ LINE AS PREVIOUSLY SURVEYED W 937.31 FT TO A POINT ON CNTRLNE OF A 30' WIDE ACCESS ESMNT PREVIOUSLY RECORDED IN LIBER 204 PAGE 778 BENZIE COUNTY RECORDS TH ALNG ESMNT CNTRLNE ON FOLLOWING 3 COURSES: N00°47'02"W 429.74 FT N39°09'19"W 154.97 FT AND N02°56'41"E 57.77 FT TO POB TH ALNG ESMNT CNTRLNE N02°56'41" E 106.87 FT POE ESMNT RECORDED IN L 204 P7789 TH ALNG N LINE OF A PARCEL PREVIOUSLY RECORDED IN L118 P586 N89°19'36"W 287.06 FT TO A POINT ON W LINE SE¼ OF NE¼ TH ALNG W LINE N00°02'21"E 299.52 FT TH N89°54'07E 375.98 FT TH S00°06'15"W 374.01 FT TH S68°53'59"W 100.71 FT TO POB 2.79 A +/- SPLIT/COMBINED ON 02/01/2023 FROM 05-001-370-01; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$88 | | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 100,500 | 102,700 | 2,200 | | |
| 2. ASSESSED VALUE: | | 100,500 | 102,700 | 2,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 100,500 | 102,700 | 2,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | | |
| 6. Assessor Change Reason(s) | | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | | |
| ASSESSOR | | PHONE # | | EMAIL | | |
| JILL BROWN | | (231) 881-4000 | | TOWNSHIPASSESSING@GMAIL.COM | | |
| HOW TO FILE AN APPEAL | | | | | | |
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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-370-06 PROPERTY ADDRESS: 2914 GLORY RD #5 FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HILL HIDEAWAY LLC 17600 FEWINS RD INTERLOCHEN MI 49643 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| COMM @ E ¼ CRNR SEC TH ALNG E-W ¼ LINE AS PREVIOUSLY SURVEYED W 937.31 FT TO A POINT ON CNTRLNE OF A 30' WIDE ACCESS ESMNT PREVIOUSLY RECORDED IN L204 P 778 TH ALNG ESMNT CNTRLNE ON FOLLOWING 3 COURSES N00°47'02"W 429.74 FT N39°09'19"W 154.97 FT AND N02°56'41"E 57.77 FT TH N68°53'59"E 100.71 FT TO POB TH N00°06'15"E 446.02 FT TH N89°06'06"E 406.08 FT TH S20°37'17"W 107.95 FT TH S30°39'51"W 256.20 FT TH N65°54'25"W 53.88 FT TH S16°17'33"W 94.00 FT TH S68°53'59"W 174.29 FT TO POB. 2.77A +/- SPLIT/COMBINED ON 02/01/2023 FROM 05-001-370-01; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$98 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 79,100 | 81,552 | 2,452 | | |
| 2. ASSESSED VALUE: | 79,100 | 81,800 | 2,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 79,100 | 81,800 | 2,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| | PARCEL NUMBER: 05-001-370-07 PROPERTY ADDRESS: GLORY RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HILL HIDEAWAY LLC 17600 FEWINS RD INTERLOCHEN MI 49643 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| P/O NE 1/4 SEC 24 T26NR16W DESCR AS COMM AT E 1/4 CRNR TH ALNG E-W 1/4 LNE W 937.31 FT TO POINT ON CNTRLNE OF 30' WIDE ESMNT TH ALNG ESMNT CNTRLNE FOLLOWING 3 COURSES; N00°47'02"W 429.74FT N39°09'19"W 154.97 FT AND N02°56'41"E 57.77 FT TH N68°53'59"E 275 FT TH N16°17'33" E 94FT TH S 65°54'25"E 53.88 FT TO POB TH N30°39'51"E 256.20 FT TH S57°26'39"E 400.05 FT TH S29°38'19"W 196.56 FT TH N65°54'25"W 406.02 FT TO POB. 2.09A+/- SUBJ TO ALL APPLICABLE ESMNTS RESTRICTIONS ROW IF ANY SPLIT FROM 05-001-370-01 FOR 2023 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$40 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| 1. TAXABLE VALUE: | 32,347 | 33,349 | 1,002 | | |
| 2. ASSESSED VALUE: | 32,347 | 37,500 | 5,153 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 32,347 | 37,500 | 5,153 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-370-10 PROPERTY ADDRESS: GLORY RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MORRIS TREVOR RYAN & REBECCA P 8433 QUAIL HILLS RD OSSEO MN 55311 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| P/O NE 1/4 SEC 24 T26N R16W COMM @ E 1/4 COR SEC 24 TH W 937.31 FT TO POB TH CONT W 382.80 FT TO SW 1/4 COR OF SE 1/4 COR OF NE 1/4 TH N00°02'21" E 517.12 FT TO PNT ON S LN TH S 88°57'06"E 310.05 FT TH S39°09'019" E 105.43 FT TH S00°47'02"E 429.74 FT TO POB. SUBJ TO ESMNTS/RESTRICTIONS/ENCUMBERANCES OF RECORD, RD ROW | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$40 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| 1. TAXABLE VALUE: | | 45,800 | 46,800 | | |
| 2. ASSESSED VALUE: | | 45,800 | 46,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 45,800 | 46,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-370-20 PROPERTY ADDRESS: 2928 GLORY RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: YOUNG LAURIE M LIV TRUST & YOUNG WHITNEY LIV TRUST 4205 LAKE TERRACE DR KALAMAZOO MI 49008 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| COM E 1/4 COR OF SEC TH W 937.31 FT TO PT ON C/L 30' WIDE ACCESS EASE TH N 00° 47' 02" W 429.74 FT TH N 39° 09' 19" W 154.97 FT TH N 02° 56' 41" E 57.77 FT TH N 68° 53' 59" E 275 FT TO POB TH N 16° 17' 33" E 94 FT TH S 65° 54' 25" E 459.90 FT TH S 29° 38' 19" W 210.37 FT TH S 69° 08' 19" W 138.95 FT TH N 82° 57' 41" W 99.25 FT TH N 19° 42' 41" W 337.46 FT TO POB SEC 24 T26N R16W 2.5 A M/L EASE (L204/P778 & MISC L22/P23) SRVY P.A. 2928 GLORY RD SPLIT FROM 10-05-001-370-00 FOR 2013 DESC CORR FOR 2014 (210.53) [[11/12 2012R-05435 WD; 11/12 2012R-05653 QC; 11/12 2012R-05654 QC; 08/12 2013S-00027 SRVY; 12/13 2014R-00234 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$130 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 105,138 | 108,397 | 3,259 | | |
| 2. ASSESSED VALUE: | 189,000 | 192,400 | 3,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 189,000 | 192,400 | 3,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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THIS IS NOT A TAX BILL**L-4400****Notice of Assessment, Taxable Valuation, and Property Classification**

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-373-00 PROPERTY ADDRESS: 2498 GLORY RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BURKE SCOT PO BOX 2186 FRANKFORT MI 49635-2186 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 271* NW 1/4 OF NE 1/4 ALSO BEG AT NW COR G.L. 1 E TO SE COR OF PETERSON'S BIRCHWOOD S 36 DEG 32' E 40 FT S 49 DEG 44' W 74.06 FT W TO A PT 80 FT S OF POB N 80 FT TO POB EASE SEC 24 T26N R16W 41 A M/L P.A. 2498 GLORY ROAD [[178/296-297; 173/117; 1980 URLC; 6/80 LC 229/669; 11/93 277/436 WD; BP 11/93; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$810 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 1,194,651 | 1,231,685 | | |
| 2. ASSESSED VALUE: | | 2,120,300 | 2,505,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 2,120,300 | 2,505,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-374-00 PROPERTY ADDRESS: 2565 GLORY RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CAMPBELL JUDITH A 2565 GLORY RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 272* SW 1/4 OF NE 1/4 EXC W 1/2 OF E 1/2 OF SW 1/4 OF NE 1/4 LYING S OF GLORY RD ALSO NW 1/4 OF SE 1/4 EXC W 1/2 OF E 1/2 OF NW 1/4 OF SE 1/4 ALSO W 33 FT OF W 15 A OF W 1/4 OF SW 1/4 OF SE 1/4 SEC 24 T26N R16W 69 A M/L SPLIT TO 001-374-10 FOR 1995 P.A. 2565 GLORY ROAD [[11/76 164/329 EST; 11/93 277/429-435 GRNT ESMT; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$85 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 124,649 | 128,513 | | |
| 2. ASSESSED VALUE: | | 367,800 | 365,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 367,800 | 365,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-374-20 PROPERTY ADDRESS: 2657 GLORY RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CAMPBELL-SLADE CHRISTA 2657 GLORY RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 272A* W 1/2 OF E 1/2 OF NW 1/4 OF SE 1/4 ALSO S 1/4 OF W 1/2 OF E 1/2 OF SW 1/4 OF NE 1/4 ALL LYING S OF GLORY RD SEC 24 T26N R16W 12 A M/L SPLIT FROM 001-374-00 FOR 1995 [[9/94 288/144 QC; BP 10/94; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$57 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 83,866 | 86,465 | 2,599 | | |
| 1. TAXABLE VALUE: | 83,866 | 86,465 | 2,599 | | |
| 2. ASSESSED VALUE: | 256,800 | 259,700 | 2,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 256,800 | 259,700 | 2,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
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|--|

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-375-00 PROPERTY ADDRESS: 2425 GLORY RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DILLER TIMOTHY A 2425 GLORY RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 273* E 983.18 FT OF E 1/2 OF NW 1/4 S OF GLORY RD ALSO E 984 FT OF NE 1/4 OF SW 1/4 SEC 24 T26N R16W 40 A M/L P.A. 2425 GLORY ROAD [[170/957; 217/505 WD | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$144 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 212,320 | 218,901 | 6,581 | | |
| 2. ASSESSED VALUE: | 442,400 | 436,400 | -6,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 442,400 | 436,400 | -6,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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L-4400

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-375-01 PROPERTY ADDRESS: GLORY RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LENTZ WILLIAM J RT 1 BOX 7 10349 COVEY RD HONOR MI 49640 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 273 A* BEG N 1/4 COR OF SEC S 2350.71 FT ALG N-S 1/4 LN TO C/L OF GLORY RD ALG C/L ON FOLLOWING COURSES N 89 DEG 24'30 W 78.92 FT N 77 DEG 05'15 288.56 FT N 59 DEG 19' W 256.49 FT 75 DEG 08'15 N 86 DEG 55'20 S 89 DEG 08'55 SEC 24 T26N R16W 44.5 A M/L [[5/78 172/941 MLC; 203/549; 201/530; 7/88 QC 229/573; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$45 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 36,578 | 37,711 | | |
| 2. ASSESSED VALUE: | | 220,600 | 220,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 220,600 | 220,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | | PHONE # | | | |
| JILL BROWN | | (231) 881-4000 | | | |
| | | EMAIL | | | |
| | | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-375-02 PROPERTY ADDRESS: 2324 GLORY RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FARVER THOMAS & CHERYL K PO BOX 1642 OWOSSO MI 48867 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| COM AT N 1/4 COR OF SEC N 89 DEG 08'55" W 881.65 FT ALG N LN TO POB S 0° 43'10" W 2047.12 FT TO C/L GLORY RD ALG C/L N 86 DEG 55'20" W 104.21 FT N 86 DEG 54'45" W 111.97 FT TH N 0° 43'10" E 808 FT TH N 89° 57'47" W 216.01 FT N 00° 43'10" E 1231.15 FT TH S 89° 08'55" E 432 FT TO POB EACE SEC 24 T26N R16W 16.2 A M/L 001-035-13 COMB HERE FOR 2012 .A. 2324 GLORY ROAD [I 5/78 172/942 WD | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$86 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 69,664 | 71,823 | | |
| 2. ASSESSED VALUE: | | 187,500 | 188,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 187,500 | 188,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-375-03 PROPERTY ADDRESS: 2300 GLORY RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LENTZ EUGENE 2300 GLORY RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| COM AT N 1/4 COR OF SEC N 89° 55'00" W 1097.76 FT S 1230.70 FT TO POB CONT S 808 FT TO C/L GLORY RD ALG C/L N 87° 40'50" W 28.14 FT N 89° 49'50" W 187.89 FT TH LVNG C/L N 806.17 FT N 89° 57'47" E 216 FT TO POB SUBJ TO ESMNT SEC 24 T26N R16W 4 A M/L SRVY SPLIT TO 001-375-13 FOR 2002 LDA 8/01 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$59 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| 1. TAXABLE VALUE: | | 86,725 | 89,413 | | |
| 2. ASSESSED VALUE: | | 134,000 | 133,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 134,000 | 133,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-375-04 PROPERTY ADDRESS: 2313 GLORY RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WRIGHT GREGORY A WRIGHT CLARISSA 2313 GLORY RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 273D* COM AT CTR 1/4 COR OF SEC N 89 DEG 00'05 ALG E/W 1/4 LN TO POB N 89 DEG 00'05 43'10 45 44'05 SEC 24 T26N R16W 4.5 A M/L P.A. 2313 GLORY ROAD [[5/78 173/02 WD; 5/79 178/38 WD; 10/83 198/944 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$44 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 64,802 | 2,008 | | |
| 2. ASSESSED VALUE: | | 116,800 | -800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 116,800 | -800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | | PHONE # | | | |
| JILL BROWN | | (231) 881-4000 | | | |
| | | EMAIL | | | |
| | | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|--|

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| | | | |
|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-376-00 PROPERTY ADDRESS: 905 LOBB RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WALKER STUART PO BOX 508 ELBERTA MI 49628 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| NW 1/4 OF SW 1/4 SEC 13 T26N R16W 40 A +/- SEC 13 T26N R16W P.A. 1234 LOBB ROAD COMB FOR VALUE W/ 05-001-176-00 COMBINE ON 9.28.2020 INTO 05-001-176-01 FOR VALUE PURPOSES ONLY RE-DIVIDED FOR 2024 PER OWNER REQ [[12/75 159/985; 9/93 278/635-637 WD; 08/02 429/474 QC; 08/02 BP; 08/11 2011R-03252 QC; 06/15 2015R-02767 WD; 08/16 2016R-03447 AFF OF AFFIX; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$149 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 120,201 | 123,927 |
| 2. ASSESSED VALUE: | | 452,600 | 450,600 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 452,600 | 450,600 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-377-00 PROPERTY ADDRESS: 737 LOBB RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: IKENS TAMARA 737 LOBB RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| COM AT NW COR OF SEC TH S 00° 05'37" E 1319.50 FT TO POB TH S 89° 59'48" E 656.11 FT TH S 00° 03'48" E 658.34 FT TH N 89° 52'29" W 655.82 FT TH N 00° 05'37" W 656.95 FT TO POB EXC W 1/2 OF S 1/2 OF N 1/2 OF SW 1/4 OF NW 1/4 SEC 24 T26N R16W 5 A M/L PT 001-379-00 COMB HERE FOR 2000 SPLIT TO 001-377-10 FOR 2000 LDA 6/99 SPLIT TO 001-377-20 FOR 2003 SPLIT TO 001-377-30 & -40 FOR 2009 LDA EXEMPT(JUDGEMENT) P.A. 737 LOBB RD | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$33 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 48,989 | 50,507 | | |
| 2. ASSESSED VALUE: | | 130,400 | 128,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 130,400 | 128,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-377-10 PROPERTY ADDRESS: 2248 GLORY RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SCHULTZ MONICA M TRUST 2248 GLORY RD FRANKFORT MI 49635-0591 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| COM AT W 1/4 COR OF SEC N 656.95 FT E 1146.58 FT TO POB N 602.39 FT E 165 FT S 663.03 FT TO C/L GLORY RD ALG C/L N 87 DEG 54'27" W 165.11 FT THENCE N 54.62 FT TO POB SEC24 T26N R16W 2.5 A M/L PARCEL B SRVY SPLIT FROM 001-377-00 FOR 2000 LDA 6/99 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$153 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 225,817 | 232,817 | 7,000 | | |
| 2. ASSESSED VALUE: | 391,300 | 386,200 | -5,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 391,300 | 386,200 | -5,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-377-20 PROPERTY ADDRESS: 2204 GLORY RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HAMMON STEVEN & SUSAN 2204 GLORY RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| COM W 1/4 COR OF SEC N 00° 05'37" W 656.54 FT S 89° 52'29" E 816.58 FT S 00° 0'56" E 66.14 TO CTR OF GLORY RD E ALG CTR LN 167.75 FT TO POB N 00° 01'56" W 650.93 FT S 89° 59'48" E 166.75 FT S 00° 01'56" E 657.01 FT N 87° 54'27" W 166.86 FT TO POB SEC 24 T26N R16W 2.5 A M/L SRVY SPLIT FROM 001-377-00 FOR 2003 LDA 11/02 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$92 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 136,052 | 140,269 | 4,217 | | |
| 2. ASSESSED VALUE: | 208,400 | 208,500 | 100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 208,400 | 208,500 | 100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-377-30 PROPERTY ADDRESS: GLORY RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: IKENS TAMARA 737 LOBB RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| COM AT W 1/4 COR OF SEC TH ALG W LN OF SEC N 00° 05'37" W 656.54 FT TH S 89° 52'29" E 655.82 FT TH N 00° 03'48" W 329.17 FT TO POB TH CONT N 00° 03'48" W 329.17 FT TH S 89° 59'48" E 656.12 FT TH S 00° 01'56" E 57 FT TH N 89° 59'48" W 331.75 FT TH S 00° 01'56" E 272.52 FT TH N 89° 56'08" W 324.19 FT TO POB SEC 24 T26N R16W 2.89 A M/L PRCL "3" SRVY SPLIT FROM 001-377-00 FOR 2009 LDA EXEMPT(JUDGEMENT) | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$13 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 10,329 | 10,649 | 320 | | |
| 2. ASSESSED VALUE: | 37,400 | 38,600 | 1,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 37,400 | 38,600 | 1,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-377-40 PROPERTY ADDRESS: GLORY RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BROWN THOMAS J & LAVALLEY ANDRIA 13750 S SPRINGVIEW DR EMPIRE MI 49630 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| COM AT W 1/4 COR OF SEC TH N 00° 05'37" W 656.54 FT ALG W SEC LN TH S 89° 52'29" E 655.82 FT TO POB TH N 00° 03'48" W 329.17 FT TH S 89° 56'08" E 324.19 FT TH S 00° 01'56" E 378.41 FT TH N 87° 54'27" W 90.85 FT TH ALG ARC OF CRV TO LFT (R=134.27 FT I=32° 28'09" CHRD S 44° 27'02" W 75.08 FT) 76.09 FT TH N 00° 01'56" W 66.14 FT TH N 89° 52'29" W 160.76 FT TO POB SEC 24 T26N R16W 2.64 A M/L PARCEL "4" SRVY SPLIT FROM 001-377-00 FOR 2009 LDA EXEMPT(JUDGEMENT) | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$25 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 20,478 | 21,112 | 634 | | |
| 2. ASSESSED VALUE: | 34,200 | 37,900 | 3,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 34,200 | 37,900 | 3,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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L-4400

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-378-00 PROPERTY ADDRESS: 687 LOBB RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LAFFLEUR EDWARD JR & ANNETE J 687 LOBB RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 275A* W 1/2 OF S 1/2 OF N 1/2 OF SW 1/4 OF NW 1/4 SEC 24 T26N R16W 5 A M/L \$ FOR 10-05-001-322-01 COMB HERE 1990 P.A. 687 LOBB ROAD [[213/204-205; 213/503 | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$21 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 31,264 | 32,233 | 969 | | |
| 2. ASSESSED VALUE: | 77,400 | 73,200 | -4,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 77,400 | 73,200 | -4,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| | | | | |
|--|----------------|--|------------------------------|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | | PARCEL IDENTIFICATION | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FEDERLEIN LIVING TRUST 8394 SHERWOOD DR GRAND BLANC MI 48439 | | PARCEL NUMBER: 05-001-379-00 | | |
| | | PROPERTY ADDRESS: 2174 GLORY RD FRANKFORT, MI 49635 | | |
| | | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| | | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | |
| COM W 1/4 COR SEC 24 TH N 00° 05' 37" W 328.45 FT TO POB TH N 00° 05' 37" W 328.09 FT TH S 89° 52' 29" E 816.58 FT TH S 00° 01' 56" E 66.14 FT TO C/L GLORY RD TH ALG C/L THE FOL 3 CRS ARC CRV TO LEFT (R=134.27 FT I=32° 28'09" CRD=S 44° 27' 02" W 75.08 FT) 76.09 FT TH S 28° 02' 01" W 185.89 FT TH ALG ARC CRV TO RT (R=481.85 FT I=06° 22' 27" CRD=S 33° 18' 11" W 53.58 FT) 53.60 FT TH N 89° 47' 41" W 646.75 FT TO POB SEC 24 T26N R16W 5.6 A M/L SRVY ACREAGE CORR (9.26A TO 9.3A) PT SPLIT AND COMB W/001-377-00 FOR 2000 SPLIT TO 001-379-10 20 FOR 2000 LDA 12/99 10-05-001-379-10 COMB HERE FOR 2013 PER OWNER REQ [[12/99 370/874 QC; 06/07 2007R-03845QC; 12/07 2012R-00898 DC; 02/12 2012R-00900 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | | *Applies to all property taxable values in the State of Michigan | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax billl by approximatelv: \$9501 | | |
| 1. TAXABLE VALUE: | | 266,070 | 384,200 | 118,130 |
| 2. ASSESSED VALUE: | | 390,500 | 384,200 | -6,300 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 390,500 | 384,200 | -6,300 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS | | | | |
| 6. Assessor Change Reason(s) Land Improvement Added, Abatement Granted, Land Improvement Added | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | |
| ASSESSOR | PHONE # | EMAIL | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | |
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|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-379-20 PROPERTY ADDRESS: GLORY RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ZIKER SARAH L 7043 BURR ST BENZONIA MI 49616 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| COM AT W 1/4 COR OF SEC N 328.45 FT E 646.75 FT TO C/L GLORY RD AND POB ALG C/L NEXT 5 CRSES: ALG ARC OF CRV TO LFT CRD BEARS N 33 DEG 18'11" E 53.60 FT THENCE N 28 DEG 01'02" E 185.89 FT THENCE ALG ARC OF CRV TO RT CRD BEARS N 44 DEG 27'02" E 76.09 FT THENCE ALG ARC OF CRV TO RT CRD BEARS N 74 DEG 24'58" E 76.02 FT THENCE S 87 DEG 54'27" E 422.82 FT S 269.63 FT W 664.43 FT TO POB SEC 24 T26N R16W 3.7 A M/L PARCEL 3 SRVY SPLIT FROM 001-379-00 FOR 2000 LDA 12/99 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$48 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 43,300 | 44,500 | | |
| 2. ASSESSED VALUE: | | 43,300 | 44,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 43,300 | 44,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | | PHONE # | | | |
| JILL BROWN | | (231) 881-4000 | | | |
| | | EMAIL | | | |
| | | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-380-00 PROPERTY ADDRESS: 2141 GLORY RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SCHMID GREGORY & JODI 4882 GRATIOT RD STE 14 SAGINAW MI 48602 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 277* S 1/2 OF S 1/2 OF SW 1/4 OF NW 1/4 E OF GLORY RD SEC 24 T26N R16W 6 A M/L P.A. 2141 GLORY ROAD [[11/30 172/110 WD; 7/78 172/346; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$131 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 106,381 | 109,678 | 3,297 | | |
| 2. ASSESSED VALUE: | 171,200 | 168,600 | -2,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 171,200 | 168,600 | -2,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-380-01 PROPERTY ADDRESS: 2024 GLORY RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DENNISON PAUL W & KELSEY W 703 S LONGMONT AVE LAFAYETTE CO 80026 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 277A* BEG W 1/4 COR OF SEC 24 N 01 DEG 25'30 S 89 DEG 01'10 DEG 59'40 56'25 POB DSCRPT CRCTN 1993 SEC 24 T26N R16W 3.5 A M/L [[7/78 174/524 MLC; 7/79 178/75 MLC; 11/83 200/654 QC; 6/92 263/609 LC; 08/95 299/270 WD; 5/96 306/78 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$2820 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 59,766 | 103,500 | 43,734 | | |
| 2. ASSESSED VALUE: | 104,300 | 103,500 | -800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 104,300 | 103,500 | -800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-381-00 PROPERTY ADDRESS: 2282 GLORY RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MCCLUSKEY JAMES TROY 790 LAKEVIEW RD CLARKLAKE MI 49234 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 278* E 1/2 OF NW 1/4 OF SW 1/4 ALSO W 1/4 OF NE 1/4 OF SW 1/4 EXC S 626 FT OF E 417 FT THEREOF INGRESS & EGRESS TO GLORY RD 66 FT SEC 24 T26N R16W 24 A M/L SPLIT 1990 P.A. 2282 GLORY ROAD [I 6/74 155/80; 9/79 179/782 WD; 179/783 MLC; 2/82 190/532; 208/619; 208/687; 1/89 MLC 231/672; 1/89 252/284 LC; 1/94 280/448-449 LC; 1/94 280/450 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$6787 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 24,929 | 195,100 | 170,171 | | |
| 2. ASSESSED VALUE: | 195,400 | 195,100 | -300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 195,400 | 195,100 | -300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-381-10 PROPERTY ADDRESS: GLORY RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MCCLUSKEY JAMES TROY 790 LAKEVIEW DR CLARKLAKE MI 49234 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 278-A* COM AT SE COR OF W 1/4 OF NE 1/4 OF SW 1/4 N 270 FT TO BEG W 417 FT N 356 FT E 417 FT S 356 FT TO POB - SUBJ TO & TGTHR W/EASE SEC 24 T26N R16W 3.41 A M/L SPLIT 1990/1993 [[1/89 WD 231/671; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$1224 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 11,519 | 42,200 | | |
| 2. ASSESSED VALUE: | | 41,400 | 42,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 41,400 | 42,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-382-00 PROPERTY ADDRESS: 2057 GLORY RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ADDIS MATTHEW H ADDIS REBECCA J 2057 GLORY RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 279* W 1/2 OF NW 1/4 OF SW 1/4 EXC S 12 ACRES SEC 24 T26N R16W 8 A M/L P.A. 2057 GLORY ROAD [I 8/79 179/226 QC; 11/82 195/189 QC; 3/92 258/752 QC; BP 5/92; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$60 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 87,996 | 90,723 | 2,727 | | |
| 2. ASSESSED VALUE: | 197,800 | 198,500 | 700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 197,800 | 198,500 | 700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
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The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-382-01 PROPERTY ADDRESS: 2119 GLORY RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WALTON BRUCE L JR 2119 GLORY RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 279A* S 12 ACRES OF W 1/2 OF NW 1/4 OF SW 1/4 EASEMENT SEC 24 T26N R16W 12 A M/L P.A. 2119 GLORY ROAD | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$35 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 51,820 | 53,426 | 1,606 | | |
| 2. ASSESSED VALUE: | 213,700 | 218,100 | 4,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 213,700 | 218,100 | 4,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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THIS IS NOT A TAX BILL**L-4400****Notice of Assessment, Taxable Valuation, and Property Classification**

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-383-00 PROPERTY ADDRESS: FRANKFORT HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CRYSTAL LAKE RV RESORT LLC 2060 FRANKFORT HIGHWAY FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 202 | Commercial | | |
| | PRIOR YEAR CLASSIFICATION: | 202 | Commercial | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 280* W 1/2 OF W 1/2 OF SW 1/4 OF SW 1/4 EXC W 95 FT OF S 237 FT SEC 24 T26N R16W 9 A M/L [10/78 EST 175/493; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$80 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 64,827 | 66,836 | 2,009 | | |
| 1. TAXABLE VALUE: | 64,827 | 66,836 | 2,009 | | |
| 2. ASSESSED VALUE: | 82,200 | 154,200 | 72,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 82,200 | 154,200 | 72,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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THIS IS NOT A TAX BILL

L-4400

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-384-00 PROPERTY ADDRESS: 1760 FRANKFORT HWY FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: AMOND JEANNE LORETTA & AMOND VANHAGAR LEE 1960 FRANKFORT HWY FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % 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: 281* W 95 FT OF S 237 FT OF SEC SEC 24 T26N R16W 1 A M/L P.A. 1760 FRANKFORT HIGHWAY [[182/366; 213/141-142; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$4 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 5,949 | 6,133 | | |
| 1. TAXABLE VALUE: | | 25,500 | 26,700 | | |
| 2. ASSESSED VALUE: | | 1,200 | | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 25,500 | 26,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-386-00 PROPERTY ADDRESS: 2266 FRANKFORT HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: TCG LLC 1307 W LONG LAKE RD TRAVERSE CITY MI 49684 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 201 | Commercial | | |
| | PRIOR YEAR CLASSIFICATION: | 201 | Commercial | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| PO SE 1/4 OF SW 1/4 SEC 24 T26N R16W DESCR AS CINN AT S 1/4 CRNR OF SEC TH S89°43'09"W 984.51 FT TO POB TH CONT S89°43'09"W 330.00 FT TH N00°49'50"E 330.00FT TH S00°21'25"E 985.16FT TO POB. SUBJ TO UNDEFINED ESMNT ALNG EXISTING 2 TRACK, AND ALSO ALL ROW, ESMNTS, RESTRICTONS, ORDINANCES OF RECORD, IF ANY | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$5416 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 284,400 | 420,200 | 135,800 | | |
| 2. ASSESSED VALUE: | 284,400 | 420,200 | 135,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 284,400 | 420,200 | 135,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) Field Inspection, Land Improvement Added, Omitted Property | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-386-10 PROPERTY ADDRESS: 2331 GLORY RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ELEY MARILYNN TRUST PO BOX 172 ACME MI 49610 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 282-F* BEG AT SE COR OF W 1/4 OF NE 1/4 OF SW 1/4 N 270 FT W 417 FT S 270 FT W 242 FT S 330 FT E 990 FT N 330 FT W 330 FT TO POB - EASE SEC 24 T26N R16W 10.08 A M/L SPLIT 1993 P.A. 2331 GLORY ROAD [[1/92 256/675 WD; BP 4/92; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$4087 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 212,459 | 219,045 | 6,586 | | |
| 2. ASSESSED VALUE: | 441,600 | 441,900 | 300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 441,600 | 441,900 | 300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
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L-4400

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| | | | |
|---|--|---------------------------------------|----------------------------------|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-386-20 PROPERTY ADDRESS: 2400 FRANKFORT HWY FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: RUSCH DAVID E & NANCY E PO BOX 5 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | CALCULATION CHANGES | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$158 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 232,203 | 239,401 | 7,198 |
| 2. ASSESSED VALUE: | 525,600 | 516,000 | -9,600 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 525,600 | 516,000 | -9,600 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR JILL BROWN | PHONE # (231) 881-4000 | EMAIL TOWNSHIPASSESSING@GMAIL.COM | |
| HOW TO FILE AN APPEAL | | | |
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| | | | | | | |
|--|---|---|--|----------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | | |
| | PARCEL NUMBER: 05-001-387-10 PROPERTY ADDRESS: 2216 FRANKFORT HWY FRANKFORT, MI 49635 | | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: TOMS MORGAN & JOSHUA JAMES PO BOX 725 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | | |
| BEG SE COR OF SW 1/4 OF SW 1/4 W 156 FT N 245 FT E 50 FT N 55 FT E 106 FT S TO POB EXC A STRIP OF LND 5 FT BY 50 FT DESCRIBED AS COMM AT S 1/4 CRN N 89° 13' 35" W 1314.52 FT ALG S/L OF SW 1/4 SW 1/4 OF SW 1/4 TH N 89° 13' 35" W 156 FT TH N 00° 41' 35" E 245 FT TO POB TH N 00° 41' 35" E 5 FT TH S 89° 13' 35" E 50 FT TH S 00° 41' 35" W 5 FT TH N 89° 13' 35" W 50 FT TO POB SEC 24 T26N R16W P.A. 2216 FRANKFORT HIGHWAY DESC CORRECTION FOR 2013 [[6/78 173/266 WD; 7/80 URLC; 7/80 183/260 MLC; 8/92 269/ 718 WD; 11/97 324/687 QC; 11/97 325/324 QC; 01/08 2008R-00320 TD; 03/11 2011R-01201 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$64 | | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 51,861 | 53,468 | 1,607 | | |
| 2. ASSESSED VALUE: | | 92,500 | 84,900 | -7,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 92,500 | 84,900 | -7,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | | |
| ASSESSOR | | PHONE # | | EMAIL | | |
| JILL BROWN | | (231) 881-4000 | | TOWNSHIPASSESSING@GMAIL.COM | | |
| HOW TO FILE AN APPEAL | | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-387-30 PROPERTY ADDRESS: 2060 FRANKFORT HWY FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CRYSTAL LAKE RV RESORT LLC 2060 FRANKFORT HIGHWAY FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 201 | Commercial | | |
| | PRIOR YEAR CLASSIFICATION: | 201 | Commercial | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 282A-3* COM SW COR OF SEC E 328.63 FT N 1317.72 FT E 328.18 FT TO NE COR OF W 1/2 OF SW 1/4 OF SW 1/4 S 10 DEG 32'18 1080.29 FT S 255.99 FT TO S LN SD SEC W 125 FT TO POB SEC 24 T26N R16W 7 A M/L SPLIT 1993 [[10/92 264/840 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$743 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 94,815 | 113,454 | | |
| 2. ASSESSED VALUE: | | 157,800 | 161,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 157,800 | 161,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | Land Improvement Added, Abatement Granted | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | | |
| | PARCEL NUMBER: 05-001-388-00 PROPERTY ADDRESS: 2212 FRANKFORT HWY FRANKFORT, MI 49635 | | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GILLIS FRANK J 7215 SUMMER TREE DR BOYNTON BEACH FL 33437 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | | |
| BEG SW COR OF S 300 FT OF E 250 FT OF SW 1/4 OF SW 1/4 E 94 FT N 250 FT E 50 FT N 50 FT W 144 FT S 300 FT TO POB ALSO INCL A STRIP OF LND 5 FT BY 50 FT DESCRIBED AS COMM AT S 1/4 CRN N 89° 13' 35" W 1314.52 FT ALG S/L OF SW 1/4 SW 1/4 OF SW 1/4 TN N 89° 13' 35" W 156 FT TH N 00° 41' 35" E 245 FT TO POB TH N 00° 41' 35" E 5 FT TH S 89° 13' 35" E 50 FT TN S 00° 41' 35" W 5 FT TN N 89° 13' 35" W 50 FT TO POB SEC 24 T26N R16W .35 A M/L P.A. 2210 & 2212 FRANKFORT HIGHWAY [[6/73 150/490; 5/79 177/744 QC; 12/11 PB11-0416 BP; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$627 | | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 39,382 | 55,102 | 15,720 | | |
| 2. ASSESSED VALUE: | | 73,000 | 93,500 | 20,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 73,000 | 93,500 | 20,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | Field Inspection, Remodel GARAGE TO LVNG & LAND IMP | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | | |
| ASSESSOR | | PHONE # | | EMAIL | | |
| JILL BROWN | | (231) 881-4000 | | TOWNSHIPASSESSING@GMAIL.COM | | |
| HOW TO FILE AN APPEAL | | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-389-00 PROPERTY ADDRESS: 2176 FRANKFORT HWY FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DAWE ANN M & WAYNE R 2176 FRANKFORT HWY FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 282C* S 300 FT OF W 112.5 FT OF E 475 FT OF SW 1/4 OF SW 1/4 SEC 24 T26N R16W .82 A M/L P.A. 2176 FRANKFORT HIGHWAY [[9/73 151/477; 3/87 219/131 LC; 221/191 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$38 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 56,633 | 58,388 | 1,755 | | |
| 2. ASSESSED VALUE: | 102,700 | 102,800 | 100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 102,700 | 102,800 | 100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-389-01 PROPERTY ADDRESS: 2192 FRANKFORT HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DAWE ANN 2176 FRANKFORT HWY FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 282C-1* W 112.5 FT OF E 362.5 FT OF S 300 FT OF SW 1/4 OF SW 1/4 SEC 24 T26N R16W .73 A M/L P.A. 2192 FRANKFORT HIGHWAY [(1/77 URLC; 201/766; 201/769; 201/771; 203/352; 11/90 247/ 214 QC; 11/93 277/650 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$-16 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 61,800 | -400 | | |
| 2. ASSESSED VALUE: | | 61,800 | -400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 61,800 | -400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) Field Inspection | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | | PHONE # | | | |
| JILL BROWN | | (231) 881-4000 | | | |
| | | EMAIL | | | |
| | | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-391-00 PROPERTY ADDRESS: 2138 FRANKFORT HWY FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MATHEWS KATHLEEN PO BOX 824 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 282E* BEG 250 FT N OF SE COR OF SW 1/4 OF SW 1/4 W 475 FT TO POB S 250 FT W 200 FT N 250 FT E 200 FT TO POB SEC 24 T26N R16W 1.14 A M/L 10-05-001-387-00 & 001-387-20 COMB HERE FOR 1995 SPLIT TO 001-391-01 FOR 1997 P.A. 2138 FRANKFORT HIGHWAY [[12/79 185/991; 10/89 239/244 MLC; 05/96 305/597 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$33 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 48,056 | 49,545 | 1,489 | | |
| 2. ASSESSED VALUE: | 95,600 | 95,800 | 200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 95,600 | 95,800 | 200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-391-01 PROPERTY ADDRESS: FRANKFORT HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CRYSTAL LAKE RV RESORT LLC 2060 FRANKFORT HIGHWAY FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 202 | Commercial | | |
| | PRIOR YEAR CLASSIFICATION: | 202 | Commercial | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| COM SW COR OF SEC E 453.63 FT TO POB N 255.99 FT N 10 DEG 32'18" E 1080.29 FT E 324.55 FT S 330 FT E 331.70 FT S 685.8 FT W 675 FT S 300 FT W 185.89 FT TO POB SEC 24 T26N R16W 16.36 A M/L SPLIT FORM 001-391-00 FOR 1997 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$111 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 90,000 | 92,790 | | |
| 2. ASSESSED VALUE: | | 90,000 | 257,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 90,000 | 257,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-392-00 PROPERTY ADDRESS: 2855 GLORY RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SNEARY ELAINE 2855 GLORY RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: 283* NE 1/4 OF SE 1/4 SEC 24 T26N R16W 40 A M/L P.A. 2855 GLORY ROAD [[208/171; DC 297/693; | | CALCULATION CHANGES | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$101 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 149,538 | 154,173 |
| 2. ASSESSED VALUE: | | 356,000 | 352,500 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 356,000 | 352,500 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-393-00 PROPERTY ADDRESS: 2520 FRANKFORT HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MICHAEL DEAN R & EDITH A 2520 FRANKFORT HWY FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 284* W 7 A OF W 1/2 OF SW 1/4 OF SE 1/4 SEC 24 T26N R16W 7 A M/L P.A. 2520 FRANKFORT HIGHWAY [[2/84 200/653 QC; 6/95 299/451 QC; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$88 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 129,092 | 133,093 | | |
| 1. TAXABLE VALUE: | | 210,800 | 206,800 | | |
| 2. ASSESSED VALUE: | | | -4,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 210,800 | 206,800 | | |
| | | | -4,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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THIS IS NOT A TAX BILL

L-4400

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-394-00 PROPERTY ADDRESS: 2556 FRANKFORT HWY FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CARLAND CUSTER COURVILLE PO BOX 555 BEULAH MI 49617 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 284A* E 8 ACRES OF W 15 ACRES OF W 1/2 OF SW 1/4 OF SE 1/4 EXC W 33 FT THEREOF SEC 24 T26N R16W 7 A M/L P.A. 2556 FRANKFORT HIGHWAY [[9/79 179/509 MLC; 12/80 185/208-210; BP 8/91; BP 12/92 BP 4/94; 11/94 289/1057 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$75 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 109,853 | 113,258 | 3,405 | | |
| 2. ASSESSED VALUE: | 223,900 | 222,800 | -1,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 223,900 | 222,800 | -1,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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L-4400

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-395-00 PROPERTY ADDRESS: 2598 FRANKFORT HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WILKES MARK S 2598 FRANKFORT HWY FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 284B* E 165 FT OF W 1/2 OF SW 1/4 OF SE 1/4 SEC 24 T26N R16W 5 A M/L P.A. 2598 FRANKFORT HIGHWAY [[204/810; 4/88 QC 226/622; 8/90 245/421 QC; 9/93 275/475 QC; 10/94 288/1059 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$73 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 107,383 | 110,711 | 3,328 | | |
| 2. ASSESSED VALUE: | 145,200 | 142,800 | -2,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 145,200 | 142,800 | -2,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| | | | |
|--|---|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-397-01 PROPERTY ADDRESS: 2858 FRANKFORT HWY FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: STECHSCHULTE SAMANTHA LIEBERMAN LIEBERMAN JAMES K 901 WEST OLIVER ST OWOSSO MI 48867 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| PT OF W 1/2 OF SE 1/4 OF SE 1/4 SEC 24 T26N R16W COMM AT S 1/4 COR TH ALNG S LINE S 89°15'21" E 1315.61' TO SW COR OF SD W 1/2 OF SE 1/4 OF SE 1/4 TH ALNG W LINE OF W 1/2 OF SE 1/4 OF SE 1/4 N 00°30'18" E 183.92' TO A PT BEING ON N ROW OF M-115 TH ALNG N ROW LINE LNG ARC OF CRV TO LT (R=3719.72' I=07 ° 13'19" & CHRD=N 75°17'49" E 468.54') A DIST OF 468.85' TO POB TH CONTNG ALNG SD N ROW LN ALNG ARC OF LT (R=3719.72' I=03°22'46" CHRD=N 69°59'46" E 219.36') DIST OF 219.40' TO PT ON E LINE OF W 1/2 OF SE 1/4 OF SE 1/4 TH ALNG E LINE N 00°28'32" E 344.56' TH PARALLEL W/ N LINE OF W 1/2 OF SE 1/4 OF SE 1/4 N 89°06'41" W 286.81' TH PARALLEL W/ E LINE OF W 1/2 OF SE 1/4 OF SE 1/4 S 00°28'32" W 328.69' TH S 45°37'01" E 69.80' TH S 33°20'55" E 55.68' TO POB CONTAINS 2.51 A +/- TGTHR & SUBJ TO 33' ACCESS ESMNT AS DESC AND TO APPLICABLE BLDG USE RSTRCTNS & ESMNTS IF ANY AFFECTING PREMISES AND TO ANY | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$61 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| 1. TAXABLE VALUE: | | 49,571 | 51,107 |
| 2. ASSESSED VALUE: | | 104,200 | 107,600 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 104,200 | 107,600 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-397-02 PROPERTY ADDRESS: FRANKFORT HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: STECHSCHULTE SAMANTHA LIEBERMAN LIEBERMAN JAMES K 901 WEST OLIVER ST OWOSSO MI 48867 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| P/O W 1/2 OF SE 1/4 OF SE 1/4 SEC 24 T26N R16W COMM AT S 1/4 COR TH ALNG S LINE S 89°15'21" E 1315.61' TO SW COR OF SD W 1/2 OF SE 1/4 OF SE 1/4 TH ALNG W LINE OF W 1/2 OF SE 1/4 OF SE 1/4 N 00°30'18" E 183.92' TO POB SD PT ON N ROW OF M-115 TH CONT ALNG SD W LINE N 00°30'18" E 1126.41' TO NW COR OF W 1/2 OF SE 1/4 OF SE 1/4 TH ALNG N LINE OF W 1/2 OF SE 1/4 OF SE 1/4 S 89°06'41" E 657.13' TO NE COR OF SD W 1/2 OF SE 1/4 OF SE 1/4 TH ALNG E LINE OF W 1/2 OF SE 1/4 OF SE 1/4 S 00°28'32" W 577.68' TH PARALLEL W/ N LN OF W 1/2 OF SE 1/4 OF SE 1/4 N 89°06'41" W 286.81' TH PARALLEL W/ E LINE OF W 1/2 OF SE 1/4 OF SE 1/4 S 00°28'32" W 328.69' THN S 45°37'01" E 69.80' TH S 33°20'55" E 55.68' TO PT ON N ROW LINE OF M-115 TH ALNG SD ROW LINE ALNG ARC OF CUR TO RT (R=3719.72' I=07°13'19" AND CHRD=S 75°17'49" W 468.54' A DIST OF 468.85' TO POB CONTAINS 13.12 A +/- TGTHR W/ & SUBJ TO 33' ACCESS ESMNT AS DESC AND SUBJ TO | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$69 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 55,863 | 57,594 | | |
| | | 139,900 | 144,500 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | | | 1,731 | | |
| | | | 4,600 | | |
| 1. TAXABLE VALUE: | | | | | |
| 2. ASSESSED VALUE: | | | | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | | | | |
| | | 139,900 | 144,500 | | |
| | | | 4,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-398-00 PROPERTY ADDRESS: 2940 FRANKFORT HWY FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WALTON GREGORY C 2940 FRANKFORT HWY FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: 286A* E 1/2 OF SE 1/4 OF SE 1/4 N OF M-115 HWY EXC S 330 FT OF W 330 FT THEREOF SEC 24 T26N R16W 12.5 A M/L P.A. 2940 FRANKFORT HIGHWAY [[6/78 173/452 QC | | CALCULATION CHANGES | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$74 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 109,013 | 112,392 |
| 2. ASSESSED VALUE: | | 201,600 | 205,700 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 201,600 | 205,700 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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L-4400

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-399-00 PROPERTY ADDRESS: 2906 FRANKFORT HWY FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HOWARD SCOTT & LINDA 2469 CRYSTAL DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 287* S 330 FT OF W 330 FT OF E 1/2 OF SE 1/4 N OF M-115 HWY SEC 24 T26N R16W 2.5 A M/L. P.A. 2906 FRANKFORT HIGHWAY [[10/75 158/222; 3/88 226/99 QC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$-108 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 174,500 | 171,800 | -2,700 | | |
| 2. ASSESSED VALUE: | 174,500 | 171,800 | -2,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 174,500 | 171,800 | -2,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-400-01 PROPERTY ADDRESS: FRANKFORT HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WEATHERSPOON BRENDA MAE 2812 SHRINE RD SPRINGFIELD OH 45502 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 287-A1* TRACT SEC 25 T26N R16W 1 A M/L [[10/92 269/530 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$2 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 1,472 | 45 | | |
| 2. ASSESSED VALUE: | | 2,900 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 2,900 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-402-10 PROPERTY ADDRESS: 2671 FRANKFORT HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WALTON JEFFREY D & MALLISSA MARIE 2671 FRANKFORT HWY FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 101 | Agricultural | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| E ½ OF NW¼ OF NE¼ AND P/O NE¼ OF NE ¼ ALL IN SEC 25 T26N R16W CRYSTAL LAKE TWP DESCR AS COMM @ NE CRNR OF SEC TH S01°28'08"W 59.87FT TO CNTRLNE OF CO RD AKA CASEY RD AND POB; TH S01°28'08"W 1245.06 FT TO SE CRNR OF NE¼ OF NE¼; TH N88°32'44"W 1314.87 FT TH N88°32'44"W 657.44 FT TH N01°24'48"E 1307.18 FT TH S88°28'49"E 1180.68 FT TO OLD CASEY RD CNTRLNE TH ALNG OLD CASEY RD CNTRLNE FOLLOWING TWO COURSES ALNG CRVE TO R FOR LGTH OF 322.74 FT CRVE W/RADIUS OF 687.55 FT & CHRD BRNG & DIST OF S71°40'05"E 319.78 FT; TH S58°13'14"E 39.66 FT TO CNTRLNE OF CO RD CASEY RD; TH ALNG CNTRLNE OF CO RD AKA CASEY RD FOLLOWING TWO COURSES: ALNG CRVE TO L FOR LGTH OF 375.73FT CRVE RADIUS OF 358.10FT & CHRD BRNG & DIST OF S88°16'.39"E 358.73FT TH N61°39'46"E 108.19FT TO POB 57.45 A +/- SUBJ TO ROW FOR STATE HWY M-115 & CO RD AKA CASEY RD ALSO SUBJ | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$1475 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| 1. TAXABLE VALUE: | 76,667 | 79,043 | 2,376 | | |
| 2. ASSESSED VALUE: | 144,400 | 227,800 | 83,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 144,400 | 227,800 | 83,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) Class Change | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-402-20 PROPERTY ADDRESS: FRANKFORT HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WALTON BRUCE L JR & FREDERICK C & MILLER JANE Y & JEFF H 2119 GLORY RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 102 | Agricultural | | |
| | PRIOR YEAR CLASSIFICATION: | 102 | Agricultural | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": 100.00% | | | | |
| | % 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: | | CALCULATION CHANGES | | | |
| SW¼ OF NE¼ OF SEC 25 T26N R16W CRYSTAL LAKE TWP DESC AS FOLLOWS: COMM @ N¼ CRNR OF SEC TH S01°23'41 "W 1307.93 FT TO POB; TH S88°32'44"E 1314.87 FT TH S01°25'54"W 1306.43 FT TH N88°36'39"W 1314.03 TH N01°23'41" 1307.92 FT TO POB. 39.44A +/- | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| SUBJ TO ROW FOR CO RD AKA SNELL RD ALSO SUBJ TO ANY ESMNTS RSRVNTS RSTRCTNS OR ROW OF RECORD. | | *Applies to all property taxable values in the State of Michigan | | | |
| SPLIT/COMBINED ON 07/30/2019 FROM 05-001-402-00; | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$19 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 27,811 | 28,673 | 862 | | |
| 2. ASSESSED VALUE: | 78,400 | 108,500 | 30,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 78,400 | 108,500 | 30,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|--|---|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-403-00 PROPERTY ADDRESS: 2515 FRANKFORT HWY FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HENTKOWSKI JEROME A JR HENATKOWSKI JEAN M 4081 OPARK STREET KALAMAZOO MI 49009 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| BEG N 1/4 COR OF SEC TH ALG N SEC LN S 89° 15' 21" E 257.31 FT TH S 00° 36' 32" W 440.15 FT TH N 89° 19' 41" W 257.31 FT TH N 00° 36' 32" E 440.48 FT TO POB SEC 25 T26N R16W 2.59 A M/L SPLIT TO 001-403-10 20 30 & 40 FOR 2006 LDA 6/05 PT SPLIT TO 05-001-403-10 FOR 2010 LDA 06/09 (BOUNDRY CHANGE) PT OF 05-001-403-10 COMB HERE FOR 2010 LDA (BOUNDRY CHANGE) SPLIT TO 001-403-50 FOR 2013 NO LDA (SD) P.A. 2515 FRANKFORT HWY FKA 37 SNELL RD [[02/94 301/1130 DC; 09/02 501/306 DC; 07/04 505/206 PR; 05/04 506/152 PR; 05/04 BP; 05/04 2005S-00040 SRVY; 09/05 BP; 11/07 BP; 09/08 2008S-00055 SRVY; 06/09 2009R-03519 WD; 06/09 2009R-03521 QC; 05/09 2009S-00023 SRVY; 11/09 BP; 1/10 BP; 03/10 2010R-00878 QC; 09/12 2012R-04597 SD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$96 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| 1. TAXABLE VALUE: | | 77,266 | 79,661 |
| 2. ASSESSED VALUE: | | 130,700 | 132,400 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 130,700 | 132,400 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
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| | | | | | | |
|---|--|---|--|----------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | | |
| | PARCEL NUMBER: 05-001-403-10 PROPERTY ADDRESS: FRANKFORT HWY FRANKFORT, MI 49635 | | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MACDONALD MARINE INC 2461 FRANKFORT HWY FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 202 | Commercial | | | |
| | PRIOR YEAR CLASSIFICATION: | 202 | Commercial | | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | | |
| COM AT N 1/4 COR OF SEC TH ALG N SEC LN S 89° 15' 21" E 320.91 FT TO POB TH CONT ALG N LN S 89° 15' 21" E 336.89 FT TH S 00° 37' 37" W 677.64 FT TH N 89° 19' 41" W 336.66 FT TH N 00° 36' 32" E 678.06 FT TO POB ALSO COM N 1/4 COR OF SEC TH ALG N SEC LN S 89° 15' 21" E 257.31 FT TO POB TH S 0° 36' 32" W, 440.15 FT; TH N 89° 19' 41" W, 257.31 FT TO N-S 1/4 LN TH S 00° 36' 32" W, 238.49 FT TH S 89° 19' 41" E 320.91 FT TH N 00° 36' 32" E 678.06 FT TO N SEC LN TH N 89° 15' 21" W 63.6 FT TO POB SEC 25 T26N R16W 7.64 A M/L SPLIT FROM 001-403-00 FOR 2006 LDA 06/05 PT OF 10-05-001-403-00 COMB HERE FOR 2010 LDA 06/09 (BOUNDRY CORR) PT SPLIT TO 10-05-001-403-00 FOR 2010 LDA 12/09 (BOUNDRY CORR) 05-001-403-50 COMB HERE FOR 2017 PER OWNER REQUEST [[09/08 2008S-00055 SRVY; 07/09 2009R-04530 DC; 05/09 2009S-00023 SRVY; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$46 | | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 37,089 | 38,238 | 1,149 | | |
| 2. ASSESSED VALUE: | | 105,300 | 122,700 | 17,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 105,300 | 122,700 | 17,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | | |
| 6. Assessor Change Reason(s) | | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | | |
| ASSESSOR | | PHONE # | | EMAIL | | |
| JILL BROWN | | (231) 881-4000 | | TOWNSHIPASSESSING@GMAIL.COM | | |
| HOW TO FILE AN APPEAL | | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-403-20 PROPERTY ADDRESS: 175 SNELL RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KETZ MARK & CHRISTA 175 SNELL RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| PRCL C SRVY COM N 1/4 COR OF SEC 25 S 00° 36'32" W 678.47 FT TO POB S 89° 19'41" E 657.68 FT S 00°37'37" W 298.13 FT N 89° 19'41" W 657.50 FT N 00° 36'32" E 298.13 FT TO POB SBJ TO & W/ESMNT SEC 25 T26N R16W 4.5 A M/L SPLIT FROM 001-403-00 FOR 2006 LDA 6/05 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$89 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 131,583 | 135,662 | 4,079 | | |
| 2. ASSESSED VALUE: | 236,000 | 229,700 | -6,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 236,000 | 229,700 | -6,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-403-30 PROPERTY ADDRESS: V/L SNELL ROAD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: RANVILLE PAUL 9513 CHASE LAKE RD FOWLerville MI 48836 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| PRCL D SRVY COM N 1/4 COR OF SEC 25 S 00° 36'32" W 976.60 FT TO POB S 89° 19'41" E 328.75 FT S 00°37'37" W 331.31 FT N 89° 19'41" W 328.70 FT N 00° 36'32" E 331.31 FT TO POB SBJ TO & W/ESMNT SEC 25 T26N R16W 2.5 A M/L SPLIT FROM 001-403-00 FOR 2006 LDA 6/05 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$187 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 29,100 | 33,800 | | |
| 2. ASSESSED VALUE: | | 29,100 | 33,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 29,100 | 33,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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THIS IS NOT A TAX BILL**L-4400****Notice of Assessment, Taxable Valuation, and Property Classification**

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-403-40 PROPERTY ADDRESS: 235 SNELL RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MCCLELLAN TYLER & CARIBE A 235 SNELL ROAD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| PRCL E SRVY COM N 1/4 COR OF SEC 25 S 00° 36'32" W 976.60 FT S 89° 19'41" E 328.75 FT TO POB S 89°19'41" E 328.75 FT S 00° 37'37" W 331.31 FT N 89° 19'41" W 328.70 FT N 0° 36'32" E 331.31 FT TO POB SBJ TO & W/ESMNT SEC 25 T26N R16W 2.5 A M/L SPLIT FROM 001-403-00 FOR 2006 LDA 6/05 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$103 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 151,529 | 156,226 | | |
| 2. ASSESSED VALUE: | | 267,000 | 262,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 267,000 | 262,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-404-00 PROPERTY ADDRESS: SNELL RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: OMILUSIK KEVIN MARK & SORENSEN CARRIE M PO BOX 467 DILLINGHAM AK 99576 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: 291* W 1/2 OF SE 1/4 OF NE 1/4 SEC 25 T26N R16W 20 A M/L [[9/90 245/735 WD; 9/90 245/880 WD; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$53 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 43,107 | 44,443 | | |
| 1. TAXABLE VALUE: | | 95,100 | 95,000 | | |
| 2. ASSESSED VALUE: | | | -100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 95,100 | 95,000 | | |
| | | | -100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-405-00 PROPERTY ADDRESS: ADAMS RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PTAK GLORIA H 222 ADAMS RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| 292* E 1/2 OF SE 1/4 OF NE 1/4 SEC 25 T26N R16W 20 A M/L [[12/78 175/460 WD SEE #50-B; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$19 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 15,099 | 15,567 | | |
| 1. TAXABLE VALUE: | | 95,100 | 95,000 | | |
| 2. ASSESSED VALUE: | | | -100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 95,100 | 95,000 | | |
| | | | -100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-406-00 PROPERTY ADDRESS: 2461 FRANKFORT HWY FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MACDONALD MARINE 2461 FRANKFORT HWY FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 201 | Commercial | | |
| | PRIOR YEAR CLASSIFICATION: | 201 | Commercial | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 293* N 1/2 OF E 1/2 OF NE 1/4 OF NW 1/4 SEC 25 T26N R16W 10 A M/L (P.P. 1005-900-079-00) P.A. 2461 FRANKFORT HIGHWAY [[3/82 190/615 WD; 1/93 268/79 WD; BP 9/93; BP 9/94; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$292 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 236,062 | 243,379 | 7,317 | | |
| 2. ASSESSED VALUE: | 459,900 | 696,600 | 236,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 459,900 | 696,600 | 236,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
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| | | | |
|---|----------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | | PARCEL IDENTIFICATION | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SETTERBO MARK H SETTERBO LYNN 16859 LAKE RD SPRING LAKE MI 49456 | | PARCEL NUMBER: 05-001-406-10 | |
| | | PROPERTY ADDRESS: SNELL RD FRANKFORT, MI 49635 | |
| | | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | |
| | | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: 402 Residential | |
| | | PRIOR YEAR CLASSIFICATION: 402 Residential | |
| | | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | |
| 293-A* S 100 FT OF N 1/2 OF SE 1/4 OF NE 1/4 OF NW 1/4 SEC 25 T26N R16W 1.52 A M/L SPLIT 1992 [[5/74 153/434; 6/81 187/379 MLC; 12/82 194/147 QC; 3/83 195/737 EST; 204/471; 205/526; 6/87 220/988 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax billl by approximatelv: \$10 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| 1. TAXABLE VALUE: | 7,831 | 8,073 | 242 |
| 2. ASSESSED VALUE: | 19,700 | 22,800 | 3,100 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 19,700 | 22,800 | 3,100 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | PHONE # | EMAIL | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-406-11 PROPERTY ADDRESS: 228 SNELL RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MAY DAVID W & TAMMY M 228 SNELL RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| E 324.47 FT OF S 330 FT OF E 1/2 OF NE 1/4 OF NW 1/4 SEC 25 T26N R16W 2.44 A M/L ALSO W 266.67 FT OF S 326 FT M/L OF E 1/2 OF NE 1/4 OF NW 1/4 ALSO COM AT N 1/4 COR OF SEC TH S 00° 04' 25" W 981.04 FT TH N 89° 41' 30" W 324.47 FT TO POB TH CONT N 89° 41' 30" W 66.64 FT TH S 00° 05' 54" W 326.82 TH S 89° 39' 50" E 66.64 FT TH N 00° 05' 54" E 326.85 FT TO POB SEC 25 T26N R16W 2.5 A M/L EASE 2018 COMB HERE W/05-001-406-12 SPLIT 1991 PT SPLIT TO 001-406-14 FOR 2007 LDA EXEMPT P.A. 228 SNELL ROAD | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$85 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| 1. TAXABLE VALUE: | | 124,604 | 128,466 | | |
| 2. ASSESSED VALUE: | | 202,100 | 198,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 202,100 | 198,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-406-13 PROPERTY ADDRESS: 256 SNELL RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WILLOUGHBY GORDON L 256 SNELL RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 293-D* N 1/2 OF SE 1/4 OF NE 1/4 OF NW 1/4 EXC S 100 FT THEREOF SEC 25 T26N R16W 3.48 A M/L SPLIT 1992 P.A. 256 SNELL ROAD [[12/91 255/631 WD; BP 4/94; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$59 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 86,757 | 89,446 | 2,689 | | |
| 1. TAXABLE VALUE: | 86,757 | 89,446 | 2,689 | | |
| 2. ASSESSED VALUE: | 192,300 | 188,100 | -4,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 192,300 | 188,100 | -4,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-409-00 PROPERTY ADDRESS: 2191 FRANKFORT HIGH FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: RASTELLI JESSICA LOUISE 2191 FRANKFORT HWY FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| W 1/2 OF E 1/2 OF NW 1/4 OF NW 1/4 SEC 25 T26N R16W 10 A M/L P.A. 2191 FRANKFORT HWY 10-05-001-408-00 COMB HERE FOR 2011 PER OWNER REQUEST | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$95 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 139,449 | 143,771 | 4,322 | | |
| 2. ASSESSED VALUE: | 274,500 | 279,000 | 4,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 274,500 | 279,000 | 4,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|--|
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|--|

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L-4400

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| | | | |
|---|---|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-409-20 PROPERTY ADDRESS: 2211 FRANKFORT HWY FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LABELLE DONALD T & SUSAN E TRUST PO BOX 1747 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| 295-1A* E 165 FT OF W 330 FT OF E 495 FT OF NW 1/4 OF NW 1/4 SEC 25 T26N R16W 5 A M/L P.A. 2211 FRANKFORT HIGHWAY [[2/73 148/729; 7/76 162/151; 7/87 221/568; 11/87 WD 223/665; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$60 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 48,245 | 49,740 |
| 2. ASSESSED VALUE: | | 72,200 | 68,400 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 72,200 | 68,400 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-410-00 PROPERTY ADDRESS: 2229 FRANKFORT HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: POWELL THOMAS S 2201 FRANKFORT HWY FRANKFORT MI 49635-9771 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 295A* E 1/4 OF E 1/2 OF NW 1/4 OF NW 1/4 SEC 25 T26N R16W 5 A M/L P. A 2221 & 2229 FRANKFORT HWY. [[12/75 160/284; 11/90 247/174 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$107 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 86,367 | 89,044 | | |
| 2. ASSESSED VALUE: | | 197,800 | 194,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 197,800 | 194,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-411-00 PROPERTY ADDRESS: 2029 FRANKFORT HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CLEARY WILLIAM H | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 296* W 1/2 OF NW 1/4 OF NW 1/4 SEC 25 T26N R16W 20 A M/L P.A. 2029 FRANKFORT HIGHWAY [[11/84 204/916; 8/88 WD 228/853; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$73 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 108,250 | 111,605 | 3,355 | | |
| 2. ASSESSED VALUE: | 295,100 | 292,500 | -2,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 295,100 | 292,500 | -2,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|--|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-412-00 PROPERTY ADDRESS: 513 AIRPORT RD FRANKFORT, | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MORAVEC ALEX E & KATHRYN 513 AIRPORT RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| 297* S 1/2 OF SW 1/4 OF SW 1/4 OF NW 1/4 EXC E 140 FT THEREOF ALSO EXC W 355 FT THEREOF SEC 25 T26N R16W 1.75 A M/L SPLIT TO 001-412-04 FOR 1995 P.A. 513 AIRPORT ROAD [[6/79 177/140 QC; DC 296/303; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$36 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 29,123 | 30,025 |
| 2. ASSESSED VALUE: | | 91,400 | 92,900 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 91,400 | 92,900 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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| | | | | | |
|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-412-01 PROPERTY ADDRESS: 507 AIRPORT RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PETERS CHAD L & MICHELLE A 3942 S ALGER RD ITHACA MI 48847 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 297A* BEG AT SW COR OF SW 1/4 OF NW 1/4 E 140 FT N 330 FT W 140 FT S 330 FT TO POB SEC 25 T26N R16W 1.06 A M/L P.A. 507 AIRPORT ROAD [[9/77 169/881 | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$-64 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 31,800 | 30,200 | -1,600 | | |
| 2. ASSESSED VALUE: | 31,800 | 30,200 | -1,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 31,800 | 30,200 | -1,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-412-02 PROPERTY ADDRESS: 533 AIRPORT RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CHARTERS THOMAS 533 AIRPORT RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| 297B* COM AT SW COR OF SW 1/4 OF NW 1/4 E 305 FT TO POB E 289 FT N 330 FT W 289 FT S 330 FT TO POB EXC COM AT SW COR OF SW 1/4 OF NW 1/4 E 305 FT TO POB E 144 FT N 330 FT W 144 FT S 330 FT TO POB SEC25 T26N R16W 1.09 A M/L P.A. 533 AIRPORT ROAD [I 9/77 169/880; 9/93 BP; BP 8/94; DC 296/303; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$38 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 55,427 | 57,145 |
| 2. ASSESSED VALUE: | | 115,500 | 114,000 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 115,500 | 114,000 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-412-03 PROPERTY ADDRESS: 525 AIRPORT RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KINGMAN SCOTT A & DOROTHY JO 525 AIRPORT RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 297B-1* COM AT SW COR OF SW 1/4 OF NW 1/4 E 305 FT TO POB E 144 FT N 330 FT W 144 FT S 330 FT TO POB SEC 25 T26N R16W 1.09 A M/L P.A. 521 & 525 AIRPORT ROAD [[3/82 190/732 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$29 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 42,959 | 44,290 | | |
| 2. ASSESSED VALUE: | | 75,600 | 70,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 75,600 | 70,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-412-04 PROPERTY ADDRESS: AIRPORT RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: VOGT NED LISA LUNDY PO BOX 878 ELK RAPIDS MI 49629 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 297C* N 3/4 OF W 1/2 OF SW 1/4 OF NW 1/4 & E 66 FT OF S 1/4 OF W 1/2 OF SW 1/4 OF NW 1/4 SEC 25 T26N R16W 15 A M/L SPLIT FROM 001-412-00 FOR 1995 [(11/94 289/853 LC; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$21 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 17,334 | 17,871 | | |
| 1. TAXABLE VALUE: | | 71,300 | 71,300 | | |
| 2. ASSESSED VALUE: | | | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 71,300 | 71,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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L-4400

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-413-00 PROPERTY ADDRESS: 541 AIRPORT RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LANE VICTOR D & AMY C 541 AIRPORT RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 298* E 1/2 OF SW 1/4 OF NW 1/4 & SE 1/4 OF NW 1/4 SEC 25 T26N R16W 60 A M/L P.A. 541 AIRPORT ROAD [[6/79 177/140 QC; 7/95 296/302 QC; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$60 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 87,963 | 90,689 | | |
| 1. TAXABLE VALUE: | | 249,300 | 245,800 | | |
| 2. ASSESSED VALUE: | | | -3,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 249,300 | 245,800 | | |
| | | | -3,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-414-10 PROPERTY ADDRESS: 617 AIRPORT RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ERICKSON CAROLYN D PO BOX 883 617 AIRPORT RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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* S 1/2 OF NW 1/4 OF NE 1/4 OF SW 1/4 EXC S 33 FT THEROF SEC 25 T26N R16W. P.A. 617 AIRPORT ROAD [(209/453; 12/89 240/71 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$39 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 58,077 | 59,877 | 1,800 | | |
| 2. ASSESSED VALUE: | 176,500 | 174,000 | -2,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 176,500 | 174,000 | -2,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|--|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-414-20 PROPERTY ADDRESS: 611 AIRPORT RD FRANKFORT, | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KANARY MEGAN LEE 611 AIRPORT RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| 299B* N 1/2 OF NW 1/4 OF NE 1/4 OF SW 1/4 SEC 25 T26N R16W P.A. 611 AIRPORT ROAD [[6/75 158/665; 6/77 165/229 QC; 165/347 WD; 2/77 165/349 WD; 204/144; URQC 10/85; 10/85 QC 234/778; 10/93 279/534 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$34 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 50,245 | 51,802 |
| 2. ASSESSED VALUE: | | 116,200 | 113,900 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 116,200 | 113,900 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

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L-4400

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-414-30 PROPERTY ADDRESS: 645 AIRPORT RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GEYER FAMILY CAMP LLC 28797 OAK POINT DR FARMINGTON MI 48331 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 299C* COM C1/4 COR SEC 25 W 112.90 FT TO POB W 547.11 FT S 660 FT E 160 FT N 39 FT N 60 DEG 33'05 FT N 428.23 FT TO POB ALSO S 33 FT OF NW 1/4 OF NE 1/4 OF SW 1/4 SEC 25 T26N R16W 7 A M/L SPLIT TO 001-414-31 FOR 1994 P.A. 645 AIRPORT ROAD [[6/73 150/320; 7/79 180/245 LC; 8/89 240/163 WD; BP 9/92; 10/93 277/278 WD; 10/93 277/279 WD; 01/96 BP; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$-271 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 72,600 | 65,800 | -6,800 | | |
| 2. ASSESSED VALUE: | 72,600 | 65,800 | -6,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 72,600 | 65,800 | -6,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-414-31 PROPERTY ADDRESS: 651 AIRPORT RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: STANDERFER ERIK M & ALICIA E7982 WEILAND RD NEW LONDON WI 54961 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| COM S 1/4 COR OF SEC TH N 00° 04'22" E 1963.55 FT TO SE COR OF NE 1/4 OF NE 1/4 OF SW 1/4 AND POB TH N 89° 57'51" W 500.36 FT TH N 00° 04'22" E 39.19 FT TH N 60° 33'05" E 380.13 FT TH S 89° 57'51" E 56.68 FT TH N 428.23 FT TH E 112.90 FT TH S 654.59 TO POB TGTHR W/SBJ EASE SEC 25 T26N R16W 3 A M/L P.A. 651 AIRPORT RD SPLIT FROM 001-414-30 FOR 1994 SPLIT TO 001-414-32 FOR 2008 NO LDA 10-05-001-414-32 COMB HERE FOR 2009 PER ASSESSOR | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$96 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 77,955 | 80,371 | | |
| 2. ASSESSED VALUE: | | 146,300 | 142,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 146,300 | 142,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-414-40 PROPERTY ADDRESS: 657 AIRPORT RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: STANDERFER ERIK & ALICIA E 7982 WEILAND RD NEW LONDON WI 54961 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| N 1/2 OF S 1/2 OF NE 1/4 OF SW 1/4 SEC 25 T26N R16W 10 A M/L SPLIT FROM 001-414-00 FOR 1994;001-414-50 COMB HERE FOR 2004 P.A. 657 AIRPORT RD | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$4413 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 95,360 | 206,000 | 110,640 | | |
| 2. ASSESSED VALUE: | 211,600 | 206,000 | -5,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 211,600 | 206,000 | -5,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-417-00 PROPERTY ADDRESS: 510 AIRPORT RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HARDEN JOHN D & LISA 17860 LOVELAND ST LIVONIA MI 48152 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| COM W 1/4 COR OF SEC 25 S 36.55 FT TO POB N 89° W 498.34 FT S 358 FT S 65W 169.93 FT S 45W 125 FT N 45° W 589 FT N TO POB SEC 25 T26N R16W 5 A/M/L P.A. 510 AIRPORT ROAD SPLIT TO 001-417-20 FOR 1998 SPLIT TO 001-417-30 FOR 2003 LDA 6/02 ACREAGE CORR. 03/03 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$101 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 81,430 | 83,954 | | |
| 2. ASSESSED VALUE: | | 155,700 | 152,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 155,700 | 152,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|--|

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L-4400

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| | | | | | |
|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-417-10 PROPERTY ADDRESS: AIRPORT RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HEATH RICK & SUE 428 N CHICAGO ST LITCHFIELD MI 49252 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 301A* 1/2 ACRE IN NE COR OF N 1/2 OF NW 1/4 OF SW 1/4 SEC 25 T26N R16W | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$4 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 2,857 | 2,945 | 88 | | |
| 2. ASSESSED VALUE: | 7,600 | 7,600 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 7,600 | 7,600 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| | | | |
|---|---|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-417-30 PROPERTY ADDRESS: 576 AIRPORT RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LANE IVY 576 AIRPORT RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| COM W 1/4 COR S 36.55 FT N 89° 47'04" E 498.34 FT TO POB N 89° 47'04" E 498.34 FDT TO POB N 65° 15'45" E 236.35 FT S44° 53'41" E 506.16 FT N 89° 57'51" E 137.07 FT N 183.12 FT ALG LFT CRV S 45° 09'47" E 617.58 FT S 89° 41'7"04" W 268.90 FT TO POB SEC 25 T26N R16W 6.11 A M/L SPLIT FROM 001-417-00 FOR 2003 LDA 6/02 P.A. 576 SOUTH AIRPORT RD SPLIT AND COMB W/ 001-417-20 FOR 2003 ACREAGE CORR. 03/03 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$74 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | 108,898 | 112,273 |
| 1. TAXABLE VALUE: | | 190,000 | 182,300 |
| 2. ASSESSED VALUE: | | | -7,700 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 190,000 | 182,300 |
| | | | -7,700 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-420-10 PROPERTY ADDRESS: 2416 CARLSON RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MEYERS JOSEPH R 5599 6 MI RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| 304-A* COM S 1/4 COR OF SEC W 304.51 FT TO POB CONT W 247.62 FT N 439.79 FT E 247.62 FT S 439.79 FT TO POB SEC 25 T26N R16W 2.5 A M/L PARCEL 2 SRVY SPLIT TO 001-420-11 FOR 2000 LDA 8/99 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$119 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 96,553 | 99,546 |
| 2. ASSESSED VALUE: | | 128,900 | 131,000 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 128,900 | 131,000 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-420-11 PROPERTY ADDRESS: 2378 CARLSON RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BAKER JENNIFER 2378 CARLSON RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| COM AT S 1/4 COR OF SEC W 552.13 FT TO POB CONT W 217.38 FT N 250 FT N 36 DEG 23'05" W 235.6 FT E 357.55 FT S 439.79 FT TO POB SEC 25 T26N R16W 2.5 A M/L PARCEL 1 SURVEY SPLIT FROM 001-420-10 FOR 2000 LDA 8/99 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | |
| | | \$64 | | | |
| | PRIOR YEAR VALUES | CURRENT YEAR TENTATIVE VALUES | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 2024 | 2025 | | | |
| 1. TAXABLE VALUE: | 93,942 | 96,854 | 2,912 | | |
| 2. ASSESSED VALUE: | 182,600 | 177,000 | -5,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 182,600 | 177,000 | -5,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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L-4400

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-420-20 PROPERTY ADDRESS: AIRPORT RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HYNE RICHARD 624 DEVONSHIRE FOWLerville MI 48836 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| COM S 1/4 COR OF SEC N 458.11 FT N 60 DEG 47'30" W 347.99 FT TO POB N 60 DEG 47'30" W 332.08 FT N 519.16 FT E 290.64 FT S 681.16 FT TO POB SEC 25 T26N R16W 4.28 A M/L SPLIT 1990 SPLIT TO 001-420-21 22 & 23 FOR 1997 PT TO 001-420-21 FOR 1998 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$4 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 3,441 | 106 | | |
| 2. ASSESSED VALUE: | | 45,700 | 1,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 45,700 | 1,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-420-21 PROPERTY ADDRESS: 779 AIRPORT RD | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BOWER CHRISTOPHER 779 AIRPORT RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| COM S 1/4 COR N 458.11 FT N 60 DEG 47'30" W 650.05 FT TO POB N 60 DEG 47'30" W 829.18 FT TO W LN OF SE 1/4 OF SW 1/4 N 114.63 FT E 724.17 FT S 519.16 FT TO POB SEC 25 T26N R16W 7.48 A M/L SPLIT FROM 001-420-20 FOR 1997;PT OF 001-420-20 COMB 1998 - LDA 9/97 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$62 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 92,120 | 94,975 | | |
| 2. ASSESSED VALUE: | | 184,800 | 182,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 184,800 | 182,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-420-22 PROPERTY ADDRESS: 865 AIRPORT RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: STEVENS KEVIN M & LEARNIHAN CONSTANCE M 865 AIRPORT RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| COM S 1/4 COR OF SEC N 458.11 FT TO POB N 60 DEG 47'30" W 347.99 FT N 681.16 FT E 303.35 FT S 850.93 FT TO POB EASMENTS PARCEL "C" SEC 25 T26N R16W 5.34 A M/L SPLIT FROM 001-420-20 FOR 1997 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$117 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 172,662 | 178,014 | 5,352 | | |
| 2. ASSESSED VALUE: | 324,800 | 315,200 | -9,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 324,800 | 315,200 | -9,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-420-23 PROPERTY ADDRESS: V/L AIRPORT RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BAKER PATRICK B & JENNIFER J 2378 CARLSON RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| COM S 1/4 COR OF SEC TH N 00° 04'23" E 458.11 FT TH N 60° 47'30" W 801.24 FT TO POB TH S 27° 06'48" W 460.69 FT TH N 36° 23'05" W 688.55 FT TH N 00° 07'25" E 201.24 FT TH S 60° 47'30" E 708 FT TO POB SEC 25 T26N R16W 4.69 A M/L PARCEL "1" SPLIT FROM 001-420-20 FOR 1997 SPLIT TO 001-420-24 25 AND 26 FOR 2008 LDA 04/07 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$31 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 25,200 | 25,981 | 781 | | |
| 2. ASSESSED VALUE: | 51,600 | 51,600 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 51,600 | 51,600 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|---|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-420-24 PROPERTY ADDRESS: AIRPORT RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BAKER PATRICK B & JENNIFER J 2378 CARLSON RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| COM S 1/4 COR OF SEC TH N 00° 04'23" E 458.11 FT TH N 60° 47'30" W 558.84 FT TO POB TH S 13° 40'35" W 296.47 FT TH S 89° 57'10" W 357.55 FT TH N 27° 06'48" E 460.69 FT TH S 60° 47'30" E 249.40 FT TO POB SEC 25 T26N R16W 2.5 A M/L PARCEL "2" SPLIT FROM 001-420-23 FOR 2008 LDA 04/07 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$12 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 17,795 | 18,346 |
| 2. ASSESSED VALUE: | | 20,800 | 20,400 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 20,800 | 20,400 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-420-25 PROPERTY ADDRESS: 868 AIRPORT RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LEARNIHAN CONSTANCE M REVTRST PO BOX 628 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| COM S 1/4 COR OF SEC TH N 00° 04'23" E 357.62 FT TO POB TH S 89° 57'10" W 304.19 FT TH N 00° 07'25" E 82.17 FT TH S 89° 57'10" W 247.62 FT TH N 13° 40'35" E 296.47 FT TH S 60° 47'30" E 551.84 FT TH S 00° 04'23" W 100.49 FT TO POB SEC 25 T26N R16W 2.5 A M/L PARCEL "3" SPLIT FROM 001-420-23 FOR 2008 LDA 04/07 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$72 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 58,590 | 60,406 | | |
| 2. ASSESSED VALUE: | | 71,800 | 75,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 71,800 | 75,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-420-26 PROPERTY ADDRESS: V/L CARLSON RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LEARNIHAN CONSTANCE M REVTRST PO BOX 628 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| BEG S 1/4 COR OF SEC TH S 89° 57'10" W 304.51 FT TH N 00° 07'25" E 357.62 FT TH N 89° 57'10" E 304.19 FT TH S 00° 04'23" W 357.62 FT TO POB SEC 25 T26N R16W 2.5 A M/L PARCEL "4" SPLIT FROM 001-420-23 FOR 2008 LDA 04/07 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$16 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 27,104 | 27,500 | 396 | | |
| 2. ASSESSED VALUE: | 27,500 | 27,500 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 27,500 | 27,500 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-422-00 PROPERTY ADDRESS: SNELL RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CURRY ALEX W & SHEPPARD AMANDA 2666 RUNWAY RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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 checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| | Exempt As "Development Property": | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| LEGAL DESCRIPTION: | | CALCULATION CHANGES | |
| P/O E ¾ OF NW ¼ OF SE ¼ OF SEC 25 T26N R16W COMM @ S ¼ CRNR OF SEC 25; TH N 01°23'35" E 1309.13 FT ; TH S 88°40'34" E 328.12 FT TO POB; TH N 01°24'19" E 1058.61 FT ; TH N 47°31'13" E 360.74 FT; TH S 88°36'39" E 725.52 FT TH S 01°26'37" W 1307.42 FT ; TH N 88°40'34" W 984.64 FT TO POB. 28.83 A+/-. SUBJ TO CO RD ROW OF SNELL RD (SEASONAL); ALSO, SUBJ TO ANY ESMNTS, RSRVTNS, RSTRCTNS OR ROW OF REC [[9/90 245/735 WD; 9/90 245/880 WD; PARTIAL SPLIT ON 06/18/2019 INTO 05-001-422-10; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$62 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | 91,875 | 94,723 |
| 1. TAXABLE VALUE: | | 111,200 | 111,000 |
| 2. ASSESSED VALUE: | | | -200 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 111,200 | 111,000 |
| | | | -200 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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L-4400

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-422-10 PROPERTY ADDRESS: SNELL RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: STANDERFER ERIK M & ALICIA A E 7982 WEILAND RD NEW LONDON WI 54961 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| W 1/4 & P/O E 3/4 OF NW 1/4 OF SE 1/4 OF SEC25 T26N R16W COMM @ S 1/4 CRNR OF SEC 25; TH N 01°23'35" E 1309.13 FT TO POB; TH N 01°23'17" E 1308.91 FT; TH S 88°36'39" E 588.51 FT ; TH S 47°31'13" W 360. 74 FT; TH S 01°24'19" E 1058 61 FT ; TH N 88°40'34" W 328. 12 FT TO POB 10.61A +/- SUBJ TO CO RD ROW OF SNELL RD (SEASONAL); ALSO, SUBJ TO ANY ESMNTS, RSRVTNS, RSTRCTNS OR ROW OF REC SPLIT/COMBINED ON 06/18/2019 FROM 05-001-422-00; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$37 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 30,292 | 31,231 | 939 | | |
| 2. ASSESSED VALUE: | 45,600 | 45,600 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 45,600 | 45,600 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-423-00 PROPERTY ADDRESS: 2600 RUNWAY RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: JAG AIR LLC 10134 BRENNAN RD KENOCKEE MI 48006 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 307* E 1/2 OF W 1/2 OF SW 1/4 OF SE 1/4 SEC 25 T26N R16W 10 A M/L 10-05-001 -423-20 COMB HERE 1989 P.A. 2600 RUNWAY ROAD [[2/74 153/41; 12/76 163/426 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$958 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 135,753 | 159,761 | 24,008 | | |
| 2. ASSESSED VALUE: | 187,100 | 214,700 | 27,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 187,100 | 214,700 | 27,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) Field Inspection, Land Improvement Added | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-423-10 PROPERTY ADDRESS: 997 AIRPORT RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MIDDLEBROK CRAIG HENRY TRUST & HELBERG STACEY CARLSON TRUST 218 FOREST DR FALLS CHURCH VA 22046 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| COM S 1/4 COR OF SEC N 20 FT TO POB N 431.21 FT E 327.92 FT S 430.86 FT W 327.81 FT TO POB ESMT SEC25 T26N R16W 3.24 A M/L SURVEY SPLIT TO 001-423-11 FOR 1999 LDA 9/98 P.A. 997 AIRPORT RD | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$-108 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 132,700 | -2,700 | | |
| 2. ASSESSED VALUE: | | 132,700 | -2,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 132,700 | -2,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | | PHONE # | | | |
| JILL BROWN | | (231) 881-4000 | | | |
| | | EMAIL | | | |
| | | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|--|
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|--|

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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L-4400

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| | | | |
|---|---|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-423-11 PROPERTY ADDRESS: 995 AIRPORT RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CLAPP DANIEL 995 AIRPORT RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| COM S 1/4 COR OF SEC N 451.21 FT TO POB N 428.99 FT E 328.03 FT S 428.99 FT W 327.92 FT TO POB ESMT SEC 25 T26N R16W 3.23 A M/L SURVEY SPLIT FROM 001-423-10 FOR 1999 LDA 9/98 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$70 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 102,784 | 105,970 |
| 2. ASSESSED VALUE: | | 182,600 | 177,900 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 182,600 | 177,900 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-423-12 PROPERTY ADDRESS: 993 AIRPORT RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LIETAERT CASSIE & BRADYN 993 AIRPORT RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| COM S 1/4 COR OF SEC N 880.2 FT TO POB N 428.84 FT E 328.15 FT S 428.84 FT W 328.03 FT TO POB ESMT SEC 25 T26N R16W 3.23 A M/L SURVEY SPLIT FROM 001-423-10 FOR 1999 LDA 9/98 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$73 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 108,307 | 111,664 | 3,357 | | |
| 2. ASSESSED VALUE: | 193,500 | 188,300 | -5,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 193,500 | 188,300 | -5,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-424-00 PROPERTY ADDRESS: 2728 RUNWAY RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ANDERSON CHRIS & ERIK 2728 RUNWAY RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | |
| COM S 1/4 COR OF SEC N 89° E 1060.62 FT TO POB N 330 FT N 37° E 415.14 FT S 660 FT S 89° W 250.62 FT TO POB SEC 25 T26N R16W 2.85 A M/L SRVY EASE SPLIT TO 001-424-10 FOR 2005 LDA 7/04 P.A. 2728 RUNWAY RD | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$62 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 50,494 | 52,059 |
| 2. ASSESSED VALUE: | | 128,300 | 121,100 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 128,300 | 121,100 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-424-01 PROPERTY ADDRESS: 2666 RUNWAY RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SHEPPARD AMANDA & CURRY ALEXANDER W 2666 RUNWAY RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 308A* E 350 FT OF W 380 FT OF S 350 FT OF E 1/2 OF SW 1/4 OF SE 1/4 SEC 25 T26N R16W 2.81 A M/L P.A. 2666 RUNWAY ROAD [[2/79 176/894 WD; 2/79 168/844; 10/82 193/740 WD; 201/873; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$84 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 124,044 | 127,889 | 3,845 | | |
| 2. ASSESSED VALUE: | 168,000 | 165,800 | -2,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 168,000 | 165,800 | -2,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-424-02 PROPERTY ADDRESS: RUNWAY RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CURRY ALEXANDER W & SHEPPARD AMANDA 2666 RUNWAY RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| 308B* COM AT SW COR OF E 1/2 OF SW 1/4 OF SE 1/4 E 30 FT N 350 FT E 300 FT N TO N LN OF SW 1/4 OF SE 1/4 W 330 FT S 1320 FT TO POB SEC 25 T26N R16W 7.19 A M/L [[9/80 184/889 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$24 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 67,800 | 68,400 | | |
| 2. ASSESSED VALUE: | | 67,800 | 68,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 67,800 | 68,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-424-10 PROPERTY ADDRESS: 2710 RUNWAY RD | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: STANWICK ROGER & LAURA 2710 RUNWAY RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| COM S 1/4 COR OF SEC N 89° E 1035.62 FT TO POB N 350 FT S 89° W 52.09 FT N 958.01 FT S 89° E 328.15 FT S 647.68 FT S 37° W 415.14 FT S 330 FT S 89° W 25 FT TO POB SEC 25 T26N R16W 6.58 A M/L PAR "A" EASE SRVY SPLIT FROM 001-424-00 FOR 2005 LDA 7/04 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$63 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 93,473 | 96,370 | | |
| 2. ASSESSED VALUE: | | 171,900 | 168,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 171,900 | 168,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-425-00 PROPERTY ADDRESS: RUNWAY RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MICALLEF PAUL M & KIMBERLY 41777 PON MEADOW CT NORTHVILLE MI 48168 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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 checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | | |
| | Exempt As "Development Property": | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | | |
| LEGAL DESCRIPTION: 309* SE 1/4 OF SE 1/4 SEC 25 T26N R16W 40 A M/L [[9/90 245/735 WD; 9/90 245/880 WD; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$48 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 70,443 | 72,626 | | |
| 2. ASSESSED VALUE: | | 212,300 | 212,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 212,300 | 212,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-426-01 PROPERTY ADDRESS: 1991 BLAIR RIDGE (PVT) FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BLAIR MICHELE & KENNETH JAMES 9231 SHOSHONE TRL FLUSHING MI 48433 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| P/O E 1/2 OF E 1/2 OF NE 1/4 OF NE 1/4 SEC 26 T26N R16W BEG AT NE COR TH ALNG E LINE S 00°10'30" W 381.50'; TH PARALLEL W/ N LINE N 89°48'56" 328.51' TO PT ON W LINE OF E 1/2 OF E 1/2 OF NE 1/4 OF NE 1/4; TH ALNG W LINE N 00°10'32" E 381.50' TO PT ON N LINE; TH ALNG N LINE S 89°48'56" E 328.50' TO POB. CONTAINS 2.88 A +/- SUBJ TO APP BLDG, USE RESTRICTIONS & EASEMTS IF ANY AFF THE PREMISES. ALSO TO ANY PORTION OF THE ABOVE DESC PREMISES TAKEN, USED OR DEDICATED FOR STREET, ROAD OR HWY PURPOSES. SPLIT/COMBINED ON 02/01/2023 FROM 05-001-426-00 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$254 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 205,268 | 211,631 | | |
| 1. TAXABLE VALUE: | | 314,600 | 305,300 | | |
| 2. ASSESSED VALUE: | | | -9,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 314,600 | 305,300 | | |
| | | | -9,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-426-02 PROPERTY ADDRESS: 1993 BLAIR RIDGE (PVT) FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BLAIR MICHELE 9231 SHOSHONE TRL FLUSHING MI 48433 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| PT OF E 1/2 OF E 1/2 OF NE 1/4 OF NE 1/4 SEC 26 T26N R16W; COMM AT NE COR TH ALNG E LINE S 00°10'30" W 381.50' TO POB; TH E S 00°10'30" W 331.50'; TH PARALLEL WITH N LINE N 89°48'56" 328.51' TO PT ON W LINE OF E 1/2 OF E 1/2 OF NE 1/4 OF NE 1/4; TH ALNG W LINE N 00°10'32" E 331.50'; TH PARALLEL W/ N LINE S 89°48'56" E 328.51' TO POB. CONTAINS 2.50 A +/- SUBJ TO ACCESS EASEMENT A AND ALL APPLICABLE BLDG, USE RESTRICTIONS & EASEMENTS IF ANY AFFECTING PREMISES. SPLIT/COMBINED ON 02/01/2023 FROM 05-001-426-00; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$3401 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 154,190 | 239,469 | 85,279 | | |
| 2. ASSESSED VALUE: | 188,200 | 267,300 | 79,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 188,200 | 267,300 | 79,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) Partial Construction 100% COMP CONST | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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THIS IS NOT A TAX BILL

L-4400

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-426-03 PROPERTY ADDRESS: 1995 BLAIR RIDGE (PVT) FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BLAIR MICHELE 9231 SHOSHONE TRL FLUSHING MI 48433 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| COM NE COR OF SEC; TH S 00°10'30" W 713 FT TO POB; TH CONT S 00°10'30" W 598.58 FT; TH N 89°41'17" W 328.53 FT; TH N 00°10'32" E 597.85 FT; TH S 89°48'56" E 328.51 FT TO POB. 4.51 A +/- SEC 26 T26N R16W SUBJ TO ESMNT, ROW, RESTRICTIONS OF RECORD. SPLIT FROM 05-001-426-00 FOR 2023 LDA 6/22 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$50 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 40,274 | 41,522 | 1,248 | | |
| 2. ASSESSED VALUE: | 46,100 | 46,800 | 700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 46,100 | 46,800 | 700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-427-00 PROPERTY ADDRESS: 1949 FRANKFORT HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WHITE JAY R & JOELLEN M 488 BRIDGE ST FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 310A* E 1/2 OF W 1/2 OF E 1/2 OF NE 1/4 OF NE 1/4 SEC 26 T26N R16W 5 A M/L P.A. 1867 M-115 [[212/311; 4/87 QC 219/838; 4/87 219/839 WD; BP 6/91; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$289 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 43,659 | 50,912 | | |
| 2. ASSESSED VALUE: | | 60,300 | 66,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: | 1.000 | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 60,300 | 66,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | WAS NOT | | | | |
| 6. Assessor Change Reason(s) | Field Inspection, Other GARAGE FINISH | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-428-00 PROPERTY ADDRESS: 1855 FRANKFORT HWY FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MAIER JOHN D & ANN M 1855 FRANKFORT HWY FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 311* E 1/2 OF W 1/2 OF NE 1/4 OF NE 1/4 SEC 26 T26N R16W 10 A M/L P.A. 1855 FRANKFORT HIGHWAY [[176/462; 179/211; 212/311; 3/89 233/496 WD; BP 4/95; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$43 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 63,193 | 65,151 | 1,958 | | |
| 2. ASSESSED VALUE: | 143,600 | 141,200 | -2,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 143,600 | 141,200 | -2,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-428-10 PROPERTY ADDRESS: 1877 FRANKFORT HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BUZZELL ERIC J & CAROLYN H 3383 FULTON ST E GRAND RAPIDS MI 49546 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 311A* W 1/4 OF E 1/2 OF NE 1/4 OF NE 1/4 SEC 26 T26N R16W 5 A M/L P.A. 1877 FRANKFORT HIGHWAY [[8/73 148/401 | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$36 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 29,293 | 30,201 | 908 | | |
| 2. ASSESSED VALUE: | 54,600 | 54,100 | -500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 54,600 | 54,100 | -500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-429-00 PROPERTY ADDRESS: 1801 FRANKFORT HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GRAAL DEBRA M TRUST PO BOX 585 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 312* W 1/2 OF W 1/2 OF NE 1/4 OF NE 1/4 EXC S 7 ACRE THEREOF SEC 26 T26N R16W 3 A M/L SPLIT 1990 P.A. 1801 FRANKFORT HIGHWAY [[8/75 156/721; 03/96 BP; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$142 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 115,245 | 118,817 | 3,572 | | |
| 2. ASSESSED VALUE: | 124,300 | 121,700 | -2,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 124,300 | 121,700 | -2,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|--|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-430-00 PROPERTY ADDRESS: 233 AIRPORT RD FRANKFORT, | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LITTLE MELVIN 8468 CHALMERS AVE WARREN MI 48089 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| S 7 ACRES OF W 1/2 OF W 1/2 OF NE 1/4 OF NE 1/4 EXC A PARCEL IN SW COR THEREOF 200 FT N + S BY 105 FT E + W SEC 26 T26N R16W 6.52 A M/L P.A. 233 AIRPORT RD PT SPLIT + COMB W/ 001-430-10 FOR 2002 PT SPLIT & COMB W/ 001-430-10 FOR 2003 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$60 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 48,427 | 49,928 |
| 2. ASSESSED VALUE: | | 123,300 | 116,400 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 123,300 | 116,400 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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L-4400

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-430-10 PROPERTY ADDRESS: 217 AIRPORT RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LITTLE MELVIN/ DEMERLY STACY 8468 CHALMERS WARREN MI 48089 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| BEG ATSW COR OF NE 1/4 OF NE 1/4 N 200 FT E 105 FT S 200 FT W 105 FT TO POB SEC 26 T26N R16W .48 A M/L P.A. 217 AIRPORT RD PT 10-05-001-430-00 COMB HERE FOR 2002 PT 10-05-001-430-00 COMB HERE FOR 2003 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$30 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 24,111 | 24,858 | | |
| 2. ASSESSED VALUE: | | 65,700 | 66,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 65,700 | 66,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-431-00 PROPERTY ADDRESS: AIRPORT RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PSJ ENTERPRISES LLC 119 AIRPORT RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 202 | Commercial | | |
| | PRIOR YEAR CLASSIFICATION: | 202 | Commercial | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| P/O E 1/2 OF NW 1/4 OF NE 1/4 EXC 371.72 FT S OF ROW OF M-115 & E OF ROW AIRPORT RD ALSO EXC COM N 1/4 COR E 690.03 FT TO E ROW LN AIRPORT RD S 404.72 FT TO POB E 324.04 FT S 200 FT W 324.04 FT TO E ROW LN AIRPORT RD N 200 FT TO POB SEC 26 T26N R16W 13.5 A +/- | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| SUBJ TO AVIGATION ESMNT | | *Applies to all property taxable values in the State of Michigan | | | |
| SPLIT TO 001-431-10 FOR 1995 & 001-431-20 FOR 1996 [[12/74 151/416; 9/82 193/469 MLC; 9/82 URLC; 7/90 252/03 QC 1/92 256/672 WD; BP 8/94; | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | |
| | | \$31 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 24,772 | 25,539 | | |
| 1. TAXABLE VALUE: | | 67,800 | 64,300 | | |
| 2. ASSESSED VALUE: | | | -3,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 67,800 | 64,300 | | |
| | | | -3,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-431-10 PROPERTY ADDRESS: 103 AIRPORT RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: L&S FAMILY LTD PO BOX 866 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| COM N ¼ COR OF SEC; TH S 89°48'55" E 690.03 FT TO PT ON EXT OF E ROW LN AIRPORT RD; TH S 0°10'45" W 238 FT TO POB; TH S 0°10'45" W 166.72 FT; TH S 89°48'55" E 266 FT; TH N 0°10'45" E 166.72; TH N 89°48'55" W 266 FT TO POB | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| SEC 26 T26N R16W 1.02 A M/L | | *Applies to all property taxable values in the State of Michigan | | | |
| P.A. 103 AIRPORT ROAD | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | |
| SPLIT FROM 001-431-00 FOR 1995 | | \$14 | | | |
| BOUNDARY CHANGE W/ 05-001-432-00 FOR 2016 | | PRIOR YEAR VALUES | CURRENT YEAR TENTATIVE VALUES | | |
| SPLIT TO 05-001-431-11 FOR 2016 NO LDA | | 2024 | 2025 | | |
| 1. TAXABLE VALUE: | | 11,543 | 11,900 | | |
| 2. ASSESSED VALUE: | | 33,300 | 34,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: | 1.000 | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 33,300 | 34,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-431-11 PROPERTY ADDRESS: FRANKFORT HIGHWAY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PSJ ENTERPRISES LLC 119 AIRPORT RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 202 | Commercial | | |
| | PRIOR YEAR CLASSIFICATION: | 202 | Commercial | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| COM N ¼ COR OF SEC; TH S 89°48'55" E 690.03 FT TO PT ON EXT OF E ROW LN AIRPORT RD; TH S 0°10'45" W 404.72 FT; TH S 89°48'55" E 266 FT TO POB; TH N 0°10'45" E 371.72 FT; TH S 89°48'55" E 358.03 FT; TH S 0°10'40" W 371.72 FT; TH N 89°48'55" W 358.04 FT TO POB SEC 26 T26N R16W 3.06 A M/L SPLIT FROM 05-001-431-10 FOR 2016 [[07/15 2015S-00032 SRVY; 09/15 2015R-03927 WD; SPLIT/COMBINED ON 01/12/2016 FROM 05-001-431-10; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$20 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 16,473 | 16,983 | | |
| 1. TAXABLE VALUE: | | 16,473 | 16,983 | | |
| 2. ASSESSED VALUE: | | 38,500 | 36,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 38,500 | 36,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
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The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-431-20 PROPERTY ADDRESS: 119 AIRPORT RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PSJ ENTERPRISES LLC 119 AIRPORT RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 201 | Commercial | | |
| | PRIOR YEAR CLASSIFICATION: | 201 | Commercial | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| * COM N 1/4 COR E 690.03 FT TO E ROW LN AIRPORT RD S 404.72 FT TO POB E 324.04 FT S 200 FT W 324.04 FT TO E ROW LN AIRPORT RD N 200 FT TO POB SBJ EASE SEC 26 T26N R16W 1.5 A M/L SPLIT FROM 001-431-00 FOR 1996 P.A. 119 AIRPORT ROAD [[8/95 297/360 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$1379 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 357,029 | 391,596 | | |
| 2. ASSESSED VALUE: | | 522,100 | 459,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 522,100 | 459,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | Field Inspection, Omitted Property 1123 SF OMITTED | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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THIS IS NOT A TAX BILL**L-4400****Notice of Assessment, Taxable Valuation, and Property Classification**

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| | | | |
|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-433-00 PROPERTY ADDRESS: 76 AIRPORT RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: JS & MS LLC 831 SHOREWOOD DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 201 | Commercial |
| | PRIOR YEAR CLASSIFICATION: | 201 | Commercial |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| COM N 1/4 COR OF SEC TH S 89° 48'56" E 328.51 FT TO POB TH S 89° 48'56" E 328.52 FT TO C/L AIRPORT RD TH S 00° 10'45" W 354 FT TH N 89° 48'56" W 254.55 FT TH S 00° 10'46" W 20.89 FT TH N 89° 48'56" W 73.92 FT TH N 00° 10'46" E 374.89 FT TO POB SEC 26 T26N R16W 2.71 A M/L SRVY PAR "1" SPLIT TO 001-433-10 FOR 2008 LDA 10/07 P.A. 76 AIRPORT ROAD | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$146 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 118,146 | 121,808 |
| 2. ASSESSED VALUE: | | 195,300 | 303,700 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 195,300 | 303,700 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

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L-4400

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-435-01 PROPERTY ADDRESS: 256 AIRPORT RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: COOPER MARK E 9436 HEGEL RD GOODRICH MI 48438 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 318A* W 702.40 FT OF SW 1/4 OF NE 1/4 SEC 26 T26N R16W 21.27 A M/L P.A. 256 AIRPORT ROAD [[10/83 199/293 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$185 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 149,780 | 154,423 | 4,643 | | |
| 2. ASSESSED VALUE: | 336,800 | 328,700 | -8,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 336,800 | 328,700 | -8,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-435-02 PROPERTY ADDRESS: AIRPORT RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: COOPER MARK E 9436 HEGEL RD GOODRICH MI 48438 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 318-B* COM CTR OF SEC E 702.49 FT TO POB N 695.14 FT S 89 DEG 16'47 FT W 284.21 FT TO POB SEC 26 T26N R16W 4.48 A M/L SPLIT 1992 [[1/91 248/167 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$12 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 9,975 | 10,284 | 309 | | |
| 2. ASSESSED VALUE: | 22,000 | 22,000 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 22,000 | 22,000 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-437-02 PROPERTY ADDRESS: 367 AIRPORT RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LANE STEVEN D & MARY PO BOX 1027 BIG RAPIDS MI 49307 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| P/O SE ¼ OF NE ¼ OF SEC 26, N & E OF AIRPORT RD, T26N, R16W, CRYSTAL LAKE TWP, BENZIE CO, MI DESCR AS; COMM @ E ¼ CRNR OF SEC 26; TH N00°10'30"E 1042.02 FT TO POB; TH N00°10'30"E 269.56 FT; TH N89°41'17"W 985.59 FT; TH S00°10'36"W 38.11 FT TO POINT ON CNTRLNE OF AIRPORT RD; TH ALNG CNTRLNE ON 2 COURSES: ALNG ARC OF CRVE TO RGHT (R = 306.84 FT, I = 41° 55'39", CHORD= S47°56'43"E 219.56 FT) 224.54 FT AND S26° 58'53"E 174.13 FT; TH LEAVING CNTRLNE N84°57'57"E 745.71 FT TO POB. 6.01 A +/- SUBJ TO ANY/ALL CURRENT & FUTURE PUBLIC ROW NEEDS/USES. ALSO SUBJ TO ALL APPLICABLE BUILDING, USE RSTRCTNS & ESMNTS, IF ANY. SPLIT/COMBINED ON 04/21/2020 FROM 05-001-437-00; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$22 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 17,950 | 18,506 | 556 | | |
| 2. ASSESSED VALUE: | 57,900 | 57,900 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 57,900 | 57,900 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-437-03 PROPERTY ADDRESS: 367 AIRPORT RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LANE NATHAN & JALENA 367 AIRPORT RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| P/O THE SE ¼ OF THE NE ¼ OF SEC 26, LYING N AND E OF AIRPORT RD, T26N, R16W, CRYSTAL LAKE TWP, BENZIE CO, MI DESCR AS: COMM @ E ¼ CRNR OF SEC 26; TH N00°10'30"E 600.00 FT TO THE POB; TH N00°10'30"E 442.02 FT; TH S84°57'57"W 745.71 FT TO CNTRLNE OF AIRPORT RD; TH S26°58'53"E 398.67 FT; TH S87°49'26"E 561.01 FT TO POB. 6.01 A +/- SUBJ TO ANY/ALL CURRENT & FUTURE PUBLIC ROW NEEDS/USES. ALSO SUBJ TO ALL APPLICABLE BUILDING, USE RSTRCTNS & ESMNTS, IF ANY. SPLIT 1988 P.A. 367 AIRPORT ROAD 10-05-001-436-20 COMB HERE FOR 2003 PER ASSESSOR SPLIT ON 04/21/2020 INTO 05-001-437-02, 05-001-437-03, 05-001-437-04; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$65 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 95,524 | 98,485 | 2,961 | | |
| 2. ASSESSED VALUE: | 218,800 | 210,400 | -8,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 218,800 | 210,400 | -8,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-437-04 PROPERTY ADDRESS: 395 AIRPORT RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LANE JEFFREY D PO BOX 286 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| P/O THE SE ¼ OF THE NE ¼ OF SEC 26, LYING N AND E OF AIRPORT RD, T26N, R16W, CRYSTAL LAKE TWP, BENZIE CO, MI DESCR AS: BEG @ E ¼ CRNR OF SEC 26; TH N00° 10'30"E 600.00 FT; TH N87°49'26"W 561.01 FT TO POINT ON CNTRLNE OF AIRPORT RD; TH ALONG CNTRLNE ON 2 COURSES: S26°58'53"E 412.56 FT & ALONG ARC OF CURVE TO LEFT (R = 493.87 FT, I= 51°03'47" & CHORD = S53°28'03"E 425.72 FT) 440.14 FT TO POINT ON S LNE OF SE ¼ OF THE NE ¼; TH S LNE S89° 33'38"E 29.51 FT TO POB. 5.29 A +/- SUBJ TO ANY/ALL CURRENT & FUTURE PUBLIC ROW NEEDS/USES. ALSO SUBJ TO ALL APPLICABLE BUILDING, USE RSTRCTNS & ESMNTS, IF ANY. SPLIT 1988 P.A. 395 AIRPORT ROAD [I 8/87 221/786 QC; LLADJ ON 4.21.2020 FROM 05-001-437-00 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$38 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 55,593 | 57,316 | 1,723 | | |
| 2. ASSESSED VALUE: | 79,900 | 75,700 | -4,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 79,900 | 75,700 | -4,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-438-01 PROPERTY ADDRESS: 1427 FRANKFORT HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ROMMEL WILLIAM 1427 FRANKFORT HWY FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| COM N 1/4 COR SEC; TH N 89°44'01" W 158.82 FT TO POB; TH S 0°10'48" W 345.26 FT; TH N 89°44'01" W 61.18 FT; TH S 0°10'48" W 202.21 FT; TH N 89°44'01" W 437.73 FT; TH N 0°12'01" E 107.48 FT; TH S 89°44'01" E 140 FT; TH N 0°12'01" E 440 FT; TH S 89°44'01" E 358.72 FT TO POB EASE SEC 26 T26N R16W 4.57 A M/L P.A. 1427 FRANKFORT HIGHWAY SPLIT FROM 05-001-438-00 FOR 2020 COURT ORDERED SPLIT DESC CORR 2021 [[10/72 147/860 WD;08/99 357/860 AVIATION EASE; 10/07 2016R-03363 DC; 08/09 URDC; 08/09 2016R-03025 DC; 07/16 2016R-03026 QC; 09/16 2016R-00049 SRVY; 11/16 2016R-04992 QC; 11/16 2016R-04991 AFF; 5/19 2019R-01851 QC; 5/19 2019R-01852 QC; 5/19 2019R-02048 QC; 5/19 2019R-02127 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$8 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 12,002 | 12,374 | | |
| 1. TAXABLE VALUE: | | 50,100 | 50,200 | | |
| 2. ASSESSED VALUE: | | | 100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 50,100 | 50,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | | 100 | | |
| 6. Assessor Change Reason(s) | | WAS NOT | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-438-02 PROPERTY ADDRESS: 1427 FRANKFORT HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ROMMEL ROY 1427 FRANKFORT HWY FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| BEG N 1/4 COR SEC; TH S 0°10'48" W 1002.53 FT; TH N 89°38'49" W 220 FT; TH N 0°10'48" E 656.93 FT; TH S 89°44'01" E 61.18 FT; TH N 0°10'48" E 348.26 FT; TH S 89°44'01" E 158.82 FT TO POB ESMNTS ON REC. SEC 26 T26N R16W 4.58 A+/- SPLIT ON 01/13/2020 FROM 05-001-438-00 PER CO; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$12 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 9,504 | 294 | | |
| 2. ASSESSED VALUE: | | 46,200 | 700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 46,200 | 700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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L-4400

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-438-03 PROPERTY ADDRESS: 1427 FRANKFORT HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ROMMEL WILLIAM & KENNETH 3328 N 59TH AVE PHOENIX AZ 85015 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| COM N 1/4 COR SEC; TH N 89°44'01" W 158.82 FT; TH S 0°10'48" W 345.26 FT; TH N 89°44'01" W 61.18 FT; TH S 0°10'48" W 202.21 FT TO POB; TH N 89°44'01" W 437.73 FT; TH S 0°12'01" W 454.06 FT; TH S 89°38'49" E 437.89 FT; TH N 0°10'48" E 454.72 FT TO POB ESMNT. SEC 26 T26N R16W 4.57 A +/- | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| SPLIT ON 01/13/2020 FROM 05-001-438-00 PER CO; | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | |
| | | \$6 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| 1. TAXABLE VALUE: | | 9,482 | 9,775 | | |
| 2. ASSESSED VALUE: | | 46,200 | 46,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 46,200 | 46,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-438-04 PROPERTY ADDRESS: 1427 FRANKFORT HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SEND RUTHANN 6515 WALLAKER RD BENZONIA MI 49616 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| COM N 1/4 COR SEC; TH S 0°10'48" W 1002.53 FT TO POB; TH S 0°10'48" W 303.20 FT; TH N 89°38'49" W 658 FT; TH N 0°12'01" E 303.2 FT; TH S 89°38'49" E 657.89 FT TO POB ESMNTS ON REC SEC 26 T26N R16W 4.58 A +/- | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| SPLIT ON 01/13/2020 FROM 05-001-438-00 PER CO; | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$12 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 9,504 | 9,798 | | |
| 1. TAXABLE VALUE: | | 46,200 | 46,900 | | |
| 2. ASSESSED VALUE: | | 46,200 | 46,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | 46,200 | 46,900 | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 46,200 | 46,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|--|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-438-10 PROPERTY ADDRESS: 1407 FRANKFORT HWY FRANKFORT, | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LAMKIN HAROLD G LAMKIN MARY B C/O CHARLES WALLACE 1407 FRANKFORT HWY FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| 322A* N 300 FT OF W 140 FT OF E 1/2 OF NE 1/4 OF NW 1/4 SEC 26 T26N R16W .96 A M/L 10-05-001-438-20 COMB 1984 P.A. 1407 FRANKFORT HIGHWAY [[6/74 154/281; 7/78 179/346 QC; 11/88 235/245 WD; 7/89 QC 238/288; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$22 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 32,942 | 33,963 |
| 2. ASSESSED VALUE: | | 80,200 | 80,100 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 80,200 | 80,100 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-438-30 PROPERTY ADDRESS: 1399 FRANKFORT HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WALLACE CHARLES W & CAROLYN J 1407 FRANKFORT HWY FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 322C* S 140 FT OF N 440 FT OF W 140 FT OF E 1/2 OF NE 1/4 OF NW 1/4 SEC 26 T26N R16W .45 A M/L P.A. 1399 FRANKFORT HIGHWAY [[12/87 224/316 WD; 7/89 QC 238/288; 2/93 268/419 QC; 268 /418 DC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$56 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 45,515 | 46,925 | 1,410 | | |
| 2. ASSESSED VALUE: | 78,300 | 70,600 | -7,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 78,300 | 70,600 | -7,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-439-00 PROPERTY ADDRESS: 1257 FRANKFORT HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SHEPARD RONALD J 1257 FRANKFORT HWY FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 323* W 175 FT OF N 450 FT OF W 1/2 OF NE 1/4 OF NW 1/4 & E 100 FT OF N 450 FT OF E 1/2 OF NW 1/4 OF NW 1/4 SEC 26 T26N R16W 2.8 A M/L P.A. 1257 FRANKFORT HIGHWAY | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$53 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 78,411 | 80,841 | 2,430 | | |
| 1. TAXABLE VALUE: | 78,411 | 80,841 | 2,430 | | |
| 2. ASSESSED VALUE: | 127,800 | 128,000 | 200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 127,800 | 128,000 | 200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-440-00 PROPERTY ADDRESS: 1169 FRANKFORT HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HIBBARD FREDRICK G REV TRST PO BOX 1605 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 325* N 200 FT OF E 320 FT OF W 1/2 OF NW 1/4 OF NW 1/4 S OF M-115 SEC 26 T26N R16W 1 A M/L P.A. 1169 FRANKFORT HIGHWAY [[177/860; 05/96 305/597 QC; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$73 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 108,291 | 111,648 | | |
| 2. ASSESSED VALUE: | | 208,400 | 204,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 208,400 | 204,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-441-00 PROPERTY ADDRESS: FRANKFORT HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ROYAL DAVID B & LISA ELLAN 7246 S STACHNIK RD MAPLE CITY MI 49664 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 326* W 1/2 OF NW 1/4 OF NW 1/4 EXC N 200 FT OF E 320 FT S OF M-115 SEC 26 T26N R16W 19 A M/L [[11/91 254/872 WD; 11/91 254/873 MLC; 6/92 261/322 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$186 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 150,465 | 155,129 | | |
| 2. ASSESSED VALUE: | | 195,500 | 198,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 195,500 | 198,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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L-4400

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-442-00 PROPERTY ADDRESS: DIDRICKSON RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HOUSE SCOTT L HOUSE CYNTHIA L 1346 DIDRICKSON RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 327* W 1/2 OF E 1/2 OF SW 1/4 OF NW 1/4 SEC 26 T26N R16W 10 A M/L [[8/90 245/115 QC; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$22 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 17,476 | 18,017 | | |
| 1. TAXABLE VALUE: | | 99,800 | 109,200 | | |
| 2. ASSESSED VALUE: | | 99,800 | 109,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | 99,800 | 109,200 | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 99,800 | 109,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-443-00 PROPERTY ADDRESS: 321 NELSON RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: YOUNG DEBRA & NICHOLAS O 9512 NELSON RD BOWLING GREEN OH 43402 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| N 1/2 OF NW 1/4 OF SW 1/4 OF NW 1/4 ALSO COM W 1/4 COR OF SEC N 00° 20'08" E 976.31 FT TO POB(SD LN BEING ON S LN OF N 1/2 OF NW 1/4 OF SW 1/4 OF NW 1/4) TH S 89° 33'01" E 300.45 FT TH S 00° 26'59" W 8.67 FT TH S 89° 34'31" W 222.42 FT TH N 80° 45'55" W 78.98 FT TO POB SEC 26 T26N R16W 4.98 A M/L P.A. 321 NELSON ROAD BOUNDARY CHANGE W/ 001-444-00 FOR 2011 [[1/88 IPR 225/887; 2/88 QC 225/888; 3/88 QC 225/889; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$148 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 119,826 | 123,540 | 3,714 | | |
| 2. ASSESSED VALUE: | 197,600 | 194,200 | -3,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 197,600 | 194,200 | -3,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-444-00 PROPERTY ADDRESS: 347 NELSON RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: JARIS GREGORY M & LINDA K 391 NELSON RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| COM W 1/4 COR OF SEC TH N 00° 20'08" E 851.31 FT TO POB (PT BEING ON S LN OF N 125 FT OF S 1/2 OF NW 1/4 OF SW 1/4 OF NW 1/4) TH S 80° 45'55" E 78.98 FT TH N 89° 34'31" E 222.42 FT TH N 00° 26'59" E 8.67 FT TH S 89° 33'01" E 357.65 FT TH S 00° 18'56" W 125 FT TH N 89° 33'01" W 658.16 FT TO POB SEC 26 T26N R16W 1.82 A M/L P.A. 347 NELSON ROAD BOUNDARY CHANGE W/ 001-443-00 FOR 2011 [[4/88 QC 226/329; 8/95 296/722 QC; 8/95 296/723 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$152 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 122,640 | 126,441 | | |
| 2. ASSESSED VALUE: | | 183,600 | 183,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 183,600 | 183,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-445-00 PROPERTY ADDRESS: 391 NELSON RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: JARIS GREGORY JARIS LINDA 391 NELSON RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 330* S 1/2 OF NW 1/4 OF SW 1/4 OF NW 1/4 EXC N 125 FT & N 1/2 OF SW 1/4 OF SW 1/4 OF NW 1/4 EXC W 200 FT OF S 150 FT SEC 26 T26N R16W 7.5 A M/L P.A. 391 & 369 NELSON ROAD [[9/82 193/205 LC; 2/88 WD 225/610; 2/88 SALC 225/611; 9/94 288/14 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$64 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 94,764 | 97,701 | | |
| 2. ASSESSED VALUE: | | 197,500 | 196,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 197,500 | 196,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-446-00 PROPERTY ADDRESS: 445 NELSON RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LEACH BRUCE E LEACH KATHLEEN MERRILL 445 NELSON RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 331* W 200 FT OF S 150 FT OF N 1/2 OF SW 1/4 OFSW 1/4 OF NW 1/4 SEC 26 T26N R16W .7 A M/L P.A. 445 NELSON ROAD [(10/89 239/13 EST DEED; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$44 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 64,345 | 66,339 | | |
| 2. ASSESSED VALUE: | | 113,600 | 111,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 113,600 | 111,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-447-00 PROPERTY ADDRESS: 491 LAKE ST FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PARSONS SHARON M 491 LAKE STREET FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| PT OF S 1/2 OF SW 1/4 OF SW 1/4 OF NW 1/4 SEC 26 T26N R16W DESC AS : BEG AT W 1/4 COR OF SEC TH S 89° 33'40" E 413.99 FT TH N 00°15'37" E 325.60 FT TH N 89° 34'58" W 214.02 FT TH S 00°15'37" W 150 FT TH N 89°34'56" W 200 FT S 00°15'37" W 174.56 FT TO POB. SEC 26 T26N R16W 2.4 A M/L | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| PT SPLIT TO 05-001-460-00 FOR 2010(BOUNDRY CORR FROM 1988 SURVEY) P.A. 491 LAKE ST | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$46 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 68,284 | 70,400 | | |
| 2. ASSESSED VALUE: | | 130,300 | 133,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 130,300 | 133,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-448-00 PROPERTY ADDRESS: 449 NELSON RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MELLENBERGER ROGER LVNG TRUST W335910 CONNEMARA DR DOUSMAN WI 53118 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 333* N 150 FT OF W 200 FT OF S 1/2 OF SW 1/4 OF NW 1/4 SEC 26 T26N R16W .6 A M/L P.A. 449 NELSON ROAD [(12/77 169/189; 202/692-693; 215/454 | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$69 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 56,113 | 57,852 | 1,739 | | |
| 2. ASSESSED VALUE: | 116,100 | 114,300 | -1,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 116,100 | 114,300 | -1,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-449-00 PROPERTY ADDRESS: 1388 DIDRICKSON RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: VAN PEEREN LYLE & NANCY L TRST 1388 DIDRICKSON RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 334* N 1/2 OF E 1/2 OF SE 1/4 OF NW 1/4 SEC 26 T26N R16W 10 A M/L P.A. 1388 DIDRICKSON ROAD [[203/591; 209/438; 8/90 245/287 WD; BP 3/92; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$118 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 174,366 | 179,771 | 5,405 | | |
| 1. TAXABLE VALUE: | 174,366 | 179,771 | 5,405 | | |
| 2. ASSESSED VALUE: | 475,000 | 473,700 | -1,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 475,000 | 473,700 | -1,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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L-4400

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-450-00 PROPERTY ADDRESS: 1389 DIDRICKSON RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LILS HILL LLC 15641 HILLSIDE DR THREE RIVERS MI 49093 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 335* N 1/2 OF S 1/2 OF E 1/2 OF SE 1/4 OF NW 1/4 SEC 26 T26N R16W 5 A M/L P.A. 1389 DIDRICKSON ROAD [[1/75 URLC; 6/75 159/806; 1/80 181/86 WD; BP 6/91; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$100 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 80,757 | 83,260 | 2,503 | | |
| 2. ASSESSED VALUE: | 143,900 | 141,300 | -2,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 143,900 | 141,300 | -2,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-451-00 PROPERTY ADDRESS: DIDRICKSON RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HOUSE SCOTT L HOUSE CYNTHIA L 1346 DIDRICKSON RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 336* W 165 FT OF E 1/4 OF SW 1/4 OF NW1/4 LYING N OF DIDRICKSON RD EXC W 150 FT OF S 300 FT THEREOF SEC 26 T26N R16W 2.6 A M/L SPLIT 1990 [[5/71 200/508 WD; 1/79 200/509 WD; 12/92 266/730 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$6 | | | |
| | PRIOR YEAR VALUES | CURRENT YEAR TENTATIVE VALUES | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 2024 | 2025 | | | |
| 1. TAXABLE VALUE: | 4,482 | 4,620 | 138 | | |
| 2. ASSESSED VALUE: | 33,600 | 37,800 | 4,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 33,600 | 37,800 | 4,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-451-01 PROPERTY ADDRESS: 1346 DIDRICKSON RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HOUSE SCOTT L HOUSE CYNTHIA L 1346 DIDRICKSON RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 336B* E 455.15 FT OF W 1/2 OF SE 1/4 OF NW 1/4 N OF DIDRICK- SON ROAD SEC 26 T26N R16W 6.9 A M/L P.A. 1346 DIDRICKSON RD [[1/79 177/72 WD; 10/82 194/337 QC TRUST; 5/71 200/508 WD; 1/79 200/509 WD; BP 4/92; BP 1/93; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$101 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 149,104 | 153,726 | 4,622 | | |
| 2. ASSESSED VALUE: | 258,500 | 253,300 | -5,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 258,500 | 253,300 | -5,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-451-02 PROPERTY ADDRESS: DIDRICKSON RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ALTMEIER BRENDA 136 BAY VIEW DR KEY LARGO FL 33037 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| COM AT W 1/4 POST OF SEC S 89° 33'40" E 987.70 FT TO POB S 89° 33'40" E 624.09 FT N 0° 12'1" E 547.99 FT TO CTR LN OF RD S 77° 40'51" W 40.62 FT S 54° 47'41" W 716.96 FT S 0° 13'48" W 121.21 FT TO POB (SRVY) SEC 26 T26N R16W 4.95 A M/L DESC CORR FOR 2010 P.A. 1221 DIDRICKSON RD(TEMP) | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$38 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 30,411 | 31,353 | 942 | | |
| 2. ASSESSED VALUE: | 46,800 | 46,900 | 100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 46,800 | 46,900 | 100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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L-4400

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| | | | |
|---|---|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-451-03 PROPERTY ADDRESS: 1333 DIDRICKSON RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SCHMULDT CARL V JR TRST 2156 RUNNYMEDE BLVD ANN ARBOR MI 48106 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | |
| 336D* COM AT W 1/4 POST OF SEC E 1611.79 FT TO POB E 363.60 FT N 630.24 FT TO CTR OF RD S 77 DEG 40' 51 372.45 FT S 547.99 FT TO POB (SRVY) SEC 26 T26N R16W 4.92 A M/L [[1/94 280/404 QC; 1/94 280/473 WD; 11/95 299/870 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$134 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 108,495 | 111,858 |
| 2. ASSESSED VALUE: | | 163,400 | 160,100 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 163,400 | 160,100 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-451-05 PROPERTY ADDRESS: 1220 DIDRICKSON RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KITTLESON RHONDA K 1327 MAIN ST FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| COM W 1/4 COR S 89 DEG 33'40E ALG E/W 1/4 LN 1151.27 FT N 12'01" E 238.11 FT TO POB N 12'01" E 1065.37 FT S 89 DEG 38'51" E 368.96 FT S 12'01" W 802.12 FT S'LY ALG C/L OF CO.RD. 452.67 FT TO BEG EXC N 163 FT OF E 368.87 FT THEREOF SEC 26 T26N R16W 5 A M/L SPLIT 1990 P.A.(SEE 001-451-A5 FOR REMAINING INTEREST) 1220 DIDRICKSON ROAD 10-05-001-451-A5 COMB HERE FOR 2003 PER OWNER REQ | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$56 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 45,570 | 46,982 | 1,412 | | |
| 2. ASSESSED VALUE: | 81,000 | 80,300 | -700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 81,000 | 80,300 | -700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-452-00 PROPERTY ADDRESS: 557 BACON RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: REICHENBACH RICHARD R PO BOX 861 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 336A* S 1/2 OF SE 1/4 OF SE 1/4 OF NW 1/4 & N 1/2 OF N 1/2 OF NE 1/4 OF SW 1/4 - EASEMT SEC 26 T26N R16W 15 A M/L [[11/74 156/108; 6/83 196/874 QC; 6/83 196/875 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$124 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 183,099 | 188,775 | 5,676 | | |
| 2. ASSESSED VALUE: | 432,400 | 426,200 | -6,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 432,400 | 426,200 | -6,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL**L-4400****Notice of Assessment, Taxable Valuation, and Property Classification**

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-453-00 PROPERTY ADDRESS: 1194 DIDRICKSON RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HOUSE SCOTT L HOUSE CYNTHIA L 1346 DIDRICKSON RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 337* BEG AT INT OF W LINE OF E 1/2 OF E 1/2 OF SW 1/4 OF NW 1/4 & N ROW OF DIDRICKSON RD THENCE N 300 FT THENCE E 150 FT THENCE S IN A STRAIGHT LINE TO NORTH ROW OF COUNTY HWY THENCE SW'LY ALG N'LY ROW HWY TO BEG SEC 26 T26N R16W 1 A M/L P.A. 1194 DIDRICKSON ROAD [[8/90 245/115 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$186 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 150,743 | 155,416 | | |
| 2. ASSESSED VALUE: | | 257,700 | 252,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 257,700 | 252,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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L-4400

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-455-00 PROPERTY ADDRESS: 639 BACON RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: NIELSEN PRIEST PROPERTIES 641 BACON RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": 100.00% | | | | |
| | % 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: | | CALCULATION CHANGES | | | |
| S 1/2 OF N 1/2 OF NE 1/4 OF SW 1/4 SEC 26 T26N R16W 10 A M/L P.A. 639 BACON ROAD SPLIT TO 05-001-455-10 FOR 2015 LDA 9/14 [[5/96 306/454 AFF; 6/96 306/457 MLC; 01/05 2005R-00554 WD; 05/06 2006R-02612 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$4 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 5,529 | 5,700 | | |
| 1. TAXABLE VALUE: | | 105,300 | 114,400 | | |
| 2. ASSESSED VALUE: | | 105,300 | 114,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 105,300 | 114,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-455-10 PROPERTY ADDRESS: 641 BACON RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: NIELSON PRIEST PROPERTIES 641 BACON RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": 100.00% | | | | |
| | % 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: | | CALCULATION CHANGES | | | |
| N 1/2 OF S 1/2 OF NE 1/4 OF SW 1/4 SEC 26 T26N R16W 10 A M/L SPLIT FROM 05-001-455-00 FOR 2015 LDA 09/14 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$250 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 368,611 | 380,037 | 11,426 | | |
| 2. ASSESSED VALUE: | 575,200 | 571,200 | -4,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 575,200 | 571,200 | -4,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-456-00 PROPERTY ADDRESS: 660 BACON RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SKAFF WILLIAM D & CAROLYN E CO-TRUSTEES 660 BACON RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| COM AT W 1/4 COR S 89° 33'38" E 1316.91 FT S 00° 13'42" W 766.75 FT TO POB S 00° 13'42" W 224 FT N 89° 38'32" W 25 FT N 87° 37'03" W 244.74 FT S 88° 14'27" W 154.41 FT N 52° 32'09" W 50.99 FT N 89° 40'10" W 130 FT N 221.96 FT S 89° 40'10" E 130 FT S 89° 40'11" E 130.61 FT S 89° 23'48" E 251.77 FT S 89° 40'10" E 84.29 FT TO POB SEC 26 T26N R16W 2.94 A M/L SPLIT TO 001-456-10 FOR 2003 LDA 10/02 PT 001-456-01 COMB HERE FOR 2005 P.A. 660 BACON RD | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$134 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 197,980 | 204,117 |
| 2. ASSESSED VALUE: | | 334,300 | 328,500 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 334,300 | 328,500 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-456-10 PROPERTY ADDRESS: 589 LAKE ST FRANKFORT, MI 49635- | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: NEWBOLD RANDAL B & ELAINE P 589 LAKE ST FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| COM AT W 1/4 COR OF SEC TH S 00° 16'36" W 306.05 FT TO POBN 87° 49'46" E 85.05 FT TH E 58.02 FT S 88° 21'14" E 182.79 FT TH S 09° 11'02" W 119.72 FT S 56° 44'36" E 187.61 FT S 28° 42'54" W 93.86 FT S 82° 47'23" W 212.72 FT N 77° 34'19" W 54.82 FT N 56° 06'46" W 70.78 FT N 67° 52'22" W 67.47 FT TH N 87° 36'13" W 33.84 FT N 00° 10'36" E 253.62 FT TO POB PARCEL "1" SRVY SEC 26 T26N R16W 2.62 A M/L SPLIT FROM 001-456-00 FOR 2003 LDA 10/02 3 DIV PT SPLIT TO 001-456-00 FOR 2005 SPLIT TO 001-456-11 FOR 2007 LDA 02/06 P.A. 589 LAKE ST (NEW HOUSE) | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$152 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 224,035 | 230,980 | | |
| 2. ASSESSED VALUE: | | 343,900 | 339,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: | 1.000 | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 343,900 | 339,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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L-4400

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| | | | | | | |
|--|--|---|--|----------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | | |
| | PARCEL NUMBER: 05-001-456-11 PROPERTY ADDRESS: LAKE ST FRANKFORT, MI 49635 | | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: NIELSENPRIEST PROPERTIES LLC 641 BACON RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 101 | Agricultural | | | |
| | PRIOR YEAR CLASSIFICATION: | 101 | Agricultural | | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | | |
| | % Exempt As "Qualified Agricultural Property": 100.00% | | | | | |
| | % 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: | | CALCULATION CHANGES | | | | |
| COM AT W 1/4 COR OF SEC TH S 00° 16'36" W 306.05 FT TO C/L OF DIDRICKSON RD N 87° 49'46" E 85.05 FT TH E 58.02 FT S 88° 21'14" E 182.79 FT TO POB TH CONT S 88° 21'44" E 43.47 FT TH ALG ARC OF CRV TO LFT RAD 297.20 FT LNG CHRD N 77° 05'27" E 151.01 FT S 27° 33'39" E 77.02 FT TH N 87° 11'45" E 107.54 FT TH N 00° 15'49" E 2.96 FT TH E 634.19 FT S 00° 13'42" W 436.56 FT TH W 59.49 FT TH N 82° 28'33" W 251.77 FT TH W 260.61 FT S 00° 16'36" E 333.95 FT S 87° 36'13" E 33.84 FT TH S 67° 52'22" E 67.47 FT S 56° 06'46" E 70.87 FT S 77° 34'19" E 54.82 FT N 82° 47'23" E 212.72 FT N 28° 42'54" E 93.86 FT N 56° 44'36" W 187.61 FT N 09° 11'02" E 119.72 FT TO POB PARCEL "2" SRVY ALSO THAT PART OF THE E 1/2 OF N 1/2 OF NW 1/4 OF SW 1/4 SEC 26 LYING S OF C/L DIDRICKSON RD SEC 26 T26N R16W 13.64 A M/L SPLIT FROM 001-456-10 FOR 2007 LDA 02/06 P.A. 609 LAKE ST(BARN) | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$47 | | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 69,662 | 71,821 | 2,159 | | |
| 2. ASSESSED VALUE: | | 147,700 | 151,600 | 3,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 147,700 | 151,600 | 3,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | | |
| 6. Assessor Change Reason(s) | | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | | |
| ASSESSOR | | PHONE # | | EMAIL | | |
| JILL BROWN | | (231) 881-4000 | | TOWNSHIPASSESSING@GMAIL.COM | | |
| HOW TO FILE AN APPEAL | | | | | | |
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| | | | |
|--|---|---------------------------------------|----------------------------------|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-458-00 PROPERTY ADDRESS: 1260 CARLSON RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PIERCE MELVIN C TRUSTEE PIERCE ETTA M TRUSTEE 1260 CARLSON RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": 73.00% | | |
| | % 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: | CALCULATION CHANGES | | |
| COM AT W 1/4 COR OF SEC TH S 89°33'38" E 1316.91 FT TH S 00°13'42" W 1155.07 FT TO POB TH N 88°47'34" E 191.72 FT TH N 83°59'25" E 148.31 FT TH N 89°05'17" E 70.17 FT TH N 70°37'18" E 48.72 FT TH S 87°21'30"E 36.43 FT TH S 70°17'11" E 107.73 FT TH S 00°10'49" W 168.04 FT TH N 89°40'58" W 593.25 FT TH N 00°13'42" E 165.93 FT TO POB SEC 26 T26N R16W 2.46 A M/L PARCEL "C" SRVY SPLIT TO 10-05-001-458-30 FOR 2007 LDA EXEMPT P.A. 1260 CARLSON ROAD P.A. 1262 CARLSON ROAD (RENTAL UNIT) P.A. 1264 CARLSON ROAD (WORKSHOP/GARAGE) SPLIT TO 001-458-10, -20 FOR 2000 LDA 2/99 [[B/P 9/78; 8/79 178/913 QC; BP 10/93; BP 6/95; 4/95 2/1092 SRVY; 11/98 2/1095 SRVY; 4/99 351/880 WD; 03/00 BP; 02/02 BP; 04/05 BP; 01/06 2006R-00168 QC; 02/06 2006R-00964 QC; 11/05 2006S-00002 SRVY; | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | |
| | \$113 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 136,383 | 140,610 | 4,227 |
| 2. ASSESSED VALUE: | 211,000 | 208,700 | -2,300 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 211,000 | 208,700 | -2,300 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | PHONE # | EMAIL | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-458-01 PROPERTY ADDRESS: 687 BACON RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PIERCE ROGER 687 BACON RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| COM W 1/4 COR OF SEC TH S 89 DEG 33'38"E 1316.91 FT TH S 00 DEG 13'42"W 990.75 FT TO POB TH S 89 DEG 38'33"E 592.97 FT TH S 00 DEG 10'49"W 161.80 FT TH N 70 DEG 17'11"W 107.73 FT TH N 87 DEG 21'30"W 36.43 FT TH S 70 DEG 37'18"W 48.72 FT TH S 89 DEG 05'17"W 70.17 FT TH S 83 DEG 59'25"W 148.31 FT TH S 88 DEG 47'34"W 191.72 FT TH N 00 DEG 13'42"E 164.32 FT TO POB SEC 26 T26N R16W 2.04 A SRVY PAR"1" DESCR CORR FOR 1993 001-458-30 COMB HERE FOR 2008 PER ASSR P.A. 687 BACON ROAD P.A. 691 BACON ROAD (POLE) [[8/79 178/913 QC; 4/95 2/1092 SRVY; 09/05 BP; 11/05 BP; 01/06 2006R-00168 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$64 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 94,962 | 97,905 | 2,943 | | |
| 2. ASSESSED VALUE: | 169,700 | 170,300 | 600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 169,700 | 170,300 | 600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-458-10 PROPERTY ADDRESS: 705 BACON RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ELLIS DONAL & SUE 1229 TOBIAS RD CLIO MI 48420 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| COM AT W 1/4 COR OF SEC E 1316.91 FT S 990.75 FT E 592.97 FT TO POB CONT E 724.77 FT S 164.81 FT W 724.77 FT N 164.99 FT TO POB TGTHR W/ ESMNT SEC 26 T26N R16W 2.74 A M/L PARCEL A SRVY P.A. 705 BACON RD SPLIT FROM 001-458-00 FOR 2000 LDA 2/99 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$139 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 112,673 | 116,165 |
| 2. ASSESSED VALUE: | | 182,800 | 181,600 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 182,800 | 181,600 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

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L-4400

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| | | | |
|---|--|---------------------------------------|----------------------------------|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-458-20 PROPERTY ADDRESS: 735 BACON RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PIERCE BRADLEY & TOMS CONSTANCE K 735 BACON RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | CALCULATION CHANGES | | |
| COM AT W 1/4 COR OF SEC E 1316.91 FT S 990.75 FT E 592.97 FT S 164.99 FT TO POB CONT S 164.85 FT E 724.77 FT N 164.51 FT W 724.77 FT TO POB SEC 26 T26N R16W 2.74 A M/L PARCEL B SRVY P.A. 735 BACON RD SPLIT FROM 001-458-00 FOR 2000 | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$109 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 160,384 | 165,355 | 4,971 |
| 2. ASSESSED VALUE: | 253,500 | 250,000 | -3,500 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 253,500 | 250,000 | -3,500 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR JILL BROWN | PHONE # (231) 881-4000 | EMAIL TOWNSHIPASSESSING@GMAIL.COM | |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-459-00 PROPERTY ADDRESS: LAKE ST FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MCTAGGART THOMAS W TRUST 1648 GRAEFIELD RD BIRMINGHAM MI 48009 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: 340* N 1/2 OF NE 1/4 OF NW 1/4 OF SW 1/4 SEC 26 T26N R16W 5 A M/L [[5/91 250/594 WD; 10/93 276/745 WD; 7/94 293/240 QC; 7/94 293/239 QC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$9 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 7,340 | 7,567 | 227 | | |
| 2. ASSESSED VALUE: | 46,900 | 46,900 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 46,900 | 46,900 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-460-00 PROPERTY ADDRESS: DIDRICKSON RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PARSONS SCOTT 22204 CAMBRIDGE DR LAKE ZURICH IL 60047 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| PT OF S 1/2 OF SW 1/4 OF SW 1/4 OF NW 1/4 AND PT OF N 1/2 OF NW 1/4 OF NW 1/4 OF SW 1/4 OF SEC 26 T26N R16W DESC AS : COM AT W 1/4 COR OF SEC TH S 89° 33'40" E 351.42 FT TO POB TH CONT S 89°33'40" E 62.57 FT TH N 00°15'37" E 325.60 TH S 89°34'58" E 244.32 FT TH S 00°14'25" W 325.67 FT TH S 00°15'09" W 147.60 FT TO C/L DIDRICKSON RD TH ALG C/L S 46°08'48" W 105.79 FT TH ALG CRV TO RGT RAD 297.20 FT A DIS OF 235.69 FT CHD BR S 68°52'02" W 229.57 FT TH CONT N 88°24'54" W 17.47 FT TH N 00°16'35" W 305.55 FT TO POB. SEC 26 T26N R16W 3.65 A M/L SPLIT 1988 PT OF 05-001-447-00 COMB HERE FOR 2010 (BOUNDRY CHANGE PER 1988 SRVY) | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$202 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 10,523 | 10,849 | | |
| 2. ASSESSED VALUE: | | 43,000 | 44,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 43,000 | 44,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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THIS IS NOT A TAX BILL

L-4400

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-461-00 PROPERTY ADDRESS: 519 LAKE ST FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: RICE MICHAEL E 6959 BURR ST BENZONIA MI 49616 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 201 | Commercial | | |
| | PRIOR YEAR CLASSIFICATION: | 201 | Commercial | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 341A* BEG AT INT OF W SEC LN & S LN OF BLK S CITY OF FRANKFORT N 208.71 FT E 142.71 FT S 297.19 FT TO S LN OF N 1/2 OF NW 1/4 OF NW 1/4 OF SW 1/4 W 142.71 FT N TO POB EXC PT S OF C/L DIDRICKSON RD SEC 26 T26N R16W .97 A M/L 10-05-001-460-01 COMB 1988 P.A. 519 LAKE STREET [[1/88 226/06 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$2422 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 114,606 | 159,300 | | |
| 2. ASSESSED VALUE: | | 189,900 | 159,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 189,900 | 159,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-462-00 PROPERTY ADDRESS: 523 LAKE ST FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MACDONALD MARINE 2461 FRANKFORT FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 201 | Commercial | | |
| | PRIOR YEAR CLASSIFICATION: | 201 | Commercial | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 341B* BEG W 1/4 COR OF SEC E 351.42 FT S 305.55 FT TO C/L OF DIDRICKSON RD N 88 DEG 24'54 142.71 FT N 34.17 FT TO POB WITH/SUBJ TO EASE SEC 26 T26N R16W 1.57 A M/L P.A. 523 LAKE STREET [[9/88 MLC 229/365; 10/88 230/688 LC AGR; 12/88 WD 231/897; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$50 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 40,093 | 41,335 | | |
| 2. ASSESSED VALUE: | | 96,200 | 81,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 96,200 | 81,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
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The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-463-00 PROPERTY ADDRESS: 681 LAKE ST FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GAISS AUSTIN & ARNOLD BROOKE 200 W 70TH ST APT 5C NEW YORK NY 10023 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| 342* W 445.5 FT OF S 99 FT OF N 1/2 OF S 1/2 OF NW 1/4 OF SW FRL 1/4 SEC 26 T26N R16W 1 A M/L P.A. 681 LAKE STREET [[7/78 177/246 QC; 6/94 285/587 WD; 6/94 285/581-582 QC; 6/94 285/583 QC; 6/94 285/584 QC; 6/94 285/585 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$99 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 223,125 | 225,600 |
| 2. ASSESSED VALUE: | | 224,600 | 225,600 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 224,600 | 225,600 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-464-00 PROPERTY ADDRESS: 707 LAKE ST FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: NOFFSINGER CHRISTOPHER W & BRENDA K 19739 BRONSON LAKE RD INTERLOCHEN MI 49643 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 343* S 1/2 OF S 1/2 OF NW 1/4 OF SW FRL 1/4 SEC 26 T26N R16W 10 A M/L P.A. 707 LAKE STREET [[3/88 244/683 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$35 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 28,737 | 29,627 | 890 | | |
| 2. ASSESSED VALUE: | 102,300 | 102,600 | 300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 102,300 | 102,600 | 300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|---|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-464-20 PROPERTY ADDRESS: 696 BACON RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KING JAMES & KARI 696 BACON RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| COM W COR OF SEC; TH ALG E-W LN OF SEC S 89°33'38" E 1316.91 FT TH S 00°13'42" W 990.75 FT TO POB; TH S 00°13'42" W 84.22 FT TH N 87°36'25" W 25.02 FT; TH N82°32'17"W 275.83FT TH S48°15'43"W 261.41FT TH S00°13'42"W 106.02FT TH N89°40'10" W 216.00 FT TH N00°15'09" E 330.59FTTH S89°38'32"E 114.38FT TH N00°13'42" E 33.64 FT TH S89°40'10"E 10.00FT TH S52°32'09" E 50.99FT TH N88°14'27"E 154.41FT TH S87°37'03"E 244.74 FT TH S89°38'32"E 25FT TO POB. 2.88A +/- SPLIT FROM 001-464-00 FOR 1997 SPLIT TO 464-11 FOR 2014 LDA 08/13 LLADJ ON 2.10.25 P.A. 696 BACON ROAD [[9/96 309/824 QC; 9/96 309/1001 LC; 8/96 2/720 SURVEY; 09/02 432/1196 WD; 04/05 BP; 05/06 2006R-02615 QC; 4/13 2013R-02388 AFF OF CORR; 9/13 2013S-00041 SRVY; 10/13 2013R-05225 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$9440 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| 1. TAXABLE VALUE: | | 0 | 236,685 |
| 2. ASSESSED VALUE: | | 0 | 361,200 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 0 | 361,200 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | Split/Combine LOT LINE ADJUSTMENT | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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L-4400

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| | | | |
|---|--|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-464-21 PROPERTY ADDRESS: 1228 CARLSON RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: TAYLOR RODERICK J & LUVON S PO BOX 271 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 002 | Ref. Real |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| COM W ¼ COR OF SEC; TH ALG E-W LN OF SEC S 89°33'38" W 1316.91 FT TO PT ON E LN OF NW ¼ OF SW1/4; TH ALG E LN S 00°13'42" W 1074.97 FT TO POB; TH CONT ALG E LN S 00°13'42" W 246.03 FT TO S LN OF NW ¼ OF SW ¼; TH ALG S LN N 89°40'10" W 493 FT; TH PAR W E LN N 0°13'42" E 106.02 FT; TH N 48°15'43" E 261.41 FT; TH S 82°32'17" E 275.83 FT TO POB SEC 26 T26N R16W 2.66 A +/- SURVEY SPLIT FROM 464-10 FOR 2014 LDA 08/13 SPLIT/COMB ON 02/10/2025 INTO 05-001-464-21; P.A. 1228 CARLSON ROAD [10/13 2013R-05225 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$ | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 0 | 205,017 |
| 2. ASSESSED VALUE: | | 0 | 306,500 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 0 | 306,500 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | Split/Combine LOT LINE ADJUSTMENT | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-465-01 PROPERTY ADDRESS: 781 LAKE ST FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: NUGENT DUANE C & IRENE A 781 LAKE ST FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| COM AT W 1/4 COR OF SEC; TH S 00°17'17" W 1323.51 FT TO POB; TH S 89°39'31" E 281.80 FT; TH S 00°14'22" W 231.12 FT; TH N 89°40'12" W 282 FT; TH N 00°17'17" E 222.81 FT TO POB SRVY SEC 26 T26N R16W 1.50 A M/L SPLIT FROM 05-001-465-00 FOR 2023 LDA 8/22 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$55 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | 81,819 | 84,355 |
| 1. TAXABLE VALUE: | | 178,100 | 174,800 |
| 2. ASSESSED VALUE: | | | -3,300 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 178,100 | 174,800 |
| | | | -3,300 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-465-02 PROPERTY ADDRESS: 833 LAKE ST FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CLEMENT ELAINE 833 LAKE ST FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| COM AT W 1/4 COR OF SEC; TH S 00°17'17" W 1554.69 FT TO POB; TH S 89°40'12" E 282 FT; TH N 00°14'22" E 231.12 FT; TH S 89°39'31" E 136.23 FT; TH S 00°14'22" W 331.10 FT; TH N 89°40'12" W 418.31 FT; TH N 00°17'17" E 100 FT TO POB SRVY SEC 26 T26N R16W 1.68 M/L SPLIT FROM 05-001-465-00 FOR 2023 LDA 8/22 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$43 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 62,988 | 64,940 |
| 2. ASSESSED VALUE: | | 120,700 | 118,800 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 120,700 | 118,800 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-466-00 PROPERTY ADDRESS: 1279 CARLSON RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MCLAIN PAULA MC 1279 CARLSON RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| N 1/2 OF SW 1/4 OF SW 1/4 EXC W 420 FT OF N 1/4 OF SW 1/4 OF SW 1/4 ALSO EXC 132 FT OF W 660 FT OF N 1/2 OF SW 1/4 OF SW 1/4 SEC 26 T26N R16W 14.81 A M/L 05-001-465-03 COMB HERE IN 1995 P.A. 1279 CARLSON ROAD [[6/74 154/96; 11/87 QC 223/765; 10/92 265/206 QC; 09/92 264/8 MLC; 12/94 292/602 QC; 12/94 292/603 QC; 10/94 292/604 QC; 7/95 297/ 160 EASE; 9/96 BP; 01/97 424/455 WD; 01/18 2018R-00100 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$149 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 220,273 | 227,101 | | |
| 2. ASSESSED VALUE: | | 422,700 | 417,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 422,700 | 417,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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L-4400

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-466-10 PROPERTY ADDRESS: 875 LAKE ST FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: RIGGINS BRUCE & JUDITH 10800 LARRYLYN DR WHITTIER CA 90603 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 345A* S 132 FT OF W 660 FT OF S 1/2 OF N 1/2 OF SW 1/4 OF SW FRL 1/4 SEC 26 T26N R16W 2 A M/L P.A. 875 LAKE STREET [[6/74 154/97; 3/88 QC 225/876; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$62 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 50,023 | 51,573 | 1,550 | | |
| 1. TAXABLE VALUE: | 50,023 | 51,573 | 1,550 | | |
| 2. ASSESSED VALUE: | 95,700 | 98,300 | 2,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 95,700 | 98,300 | 2,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-467-00 PROPERTY ADDRESS: 883 LAKE ST FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: VAZQUEZ GERALD & ALICIA & MICHAEL 6342 ROBINSON LN SALINE MI 48176 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 346* N 65 FT OF W 225 FT OF S 1/2 OF SW 1/4 OF SW FRL 1/4 SEC 26 T26N R16W .7 A M/L P.A. 883 LAKE STREET [[8/90 244/719 MLC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$128 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 103,855 | 107,074 | 3,219 | | |
| 2. ASSESSED VALUE: | 143,600 | 140,400 | -3,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 143,600 | 140,400 | -3,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-468-00 PROPERTY ADDRESS: 1086 RIVER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FANT HOWARD W JR & CYNTHIA 1100 RIVER RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| COM W 1/4 COR S 2175.13 FT E 29.22 FT TO POB E 211.58 S 51° 174.14 FT S 69° E 205.35 FT S 02° W 29.11 FT S 87° E 47.99 S 01° W 208.49 FT N 62° W 371.27 FT S 38° W 16.49 FT N 42° W 358.41 FT TO POB SEC 26 T26N R16W 2.51 A M/L PARCEL A SRVY SPLIT TO 001-048-20 FOR 2004 LDA 3/03 P.A. 1086 RIVER RD | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$79 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 63,536 | 65,505 | | |
| 1. TAXABLE VALUE: | | 127,700 | 130,000 | | |
| 2. ASSESSED VALUE: | | 127,700 | 130,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 127,700 | 130,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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L-4400

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| | | | |
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| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-468-10 PROPERTY ADDRESS: RIVER RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DNR OFFICE OF FINANCIAL SERVICES PAYMENTS IN LIEU OF TAXES PROGRAM PO BOX 30735 LANSING MI 48909 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 102 | Agricultural |
| | PRIOR YEAR CLASSIFICATION: | 102 | Agricultural |
| | % Exempt As "Homeowners Principal Residence": .00% | | |
| | % Exempt As "Qualified Agricultural Property": 100.00% | | |
| | % 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: FORMER AARR R/W ACROSS SW 1/4 OF SW 1/4 SEC 26 T26N R15W 2.33 A M/L PUT ON ROLL FOR 1999 | CALCULATION CHANGES | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$1 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 2,116 | 2,181 | 65 |
| 2. ASSESSED VALUE: | 25,600 | 25,600 | 0 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 25,600 | 25,600 | 0 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR JILL BROWN | PHONE # (231) 881-4000 | EMAIL TOWNSHIPASSESSING@GMAIL.COM | |
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| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | | |
| | PARCEL NUMBER: 05-001-468-20 PROPERTY ADDRESS: 1100 RIVER RD FRANKFORT, | | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FANT HOWARD W JR & CYNTHIA 1100 RIVER RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | | |
| | % 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: | | CALCULATION CHANGES | | | | |
| COM W 1/4 COR OF SEC S 00° 16' 35" W 1985.25 FT S 89° 40' 55" E 224.97 FT TO POB S 89° 40' 55" E 434.32 FT S 01° 15' 25" W 548.78 FT TO N'LY ROW LN RIVER RD S 73° 50' E 10 FT ALG ROW LN TO E LN SW 1/4 SW1/4 S 00° 15' 10" W 68.64 FT TO N'LY ROW FORMER AARR ALG CRV R A=47.32 FT R=1027 FT CB&D N 74° 30' 15" W 47.32 FT N 1° 15' 25" E 208.49 FT N 87° 33' 38" W 47.99 FT N 2° 26' 22" E 29.11 FT N 69° 16' 28" W 205.35 FT N 51° W 48' 51" W 174.14 FT N 89° 41' 14" W 25.80 FT N 0° 13' 55" E 124.96 FT S 89° 42' 34" E 10 FT N 0° 21' 5" E 64.89 FT TO POB SEC 26 T26N R16W 3.3 A M/L PARCEL B SRVY P.A. 1100 RIVER RD SPLIT FROM 001-468-00 FOR 2004 LDA 3/03 DESCRIPTION UPDATED FOR 2013 [[01/04 495/1042 WD; 01/04 495/1055 WD; 10/12 2012R-05197 QC; 10/12 2012R-05199 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$156 | | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 229,672 | 236,791 | 7,119 | | |
| 2. ASSESSED VALUE: | | 382,900 | 374,000 | -8,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 382,900 | 374,000 | -8,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | | |
| 6. Assessor Change Reason(s) | | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | | |
| ASSESSOR | | PHONE # | | EMAIL | | |
| JILL BROWN | | (231) 881-4000 | | TOWNSHIPASSESSING@GMAIL.COM | | |
| HOW TO FILE AN APPEAL | | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|--|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-469-00 PROPERTY ADDRESS: 911 LAKE ST FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HOPKINS KAY & JEFFREY KYLE 5610 RIVER RD BENZONIA MI 49616 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | |
| 347A* BEG 65 FT S OF NW COR OF SW 1/4 OF SW 1/4 OF SW FRL 1/4 S 125 FT E 215 FT N 125 FT W TO BEG SEC 26 T26N R16W .61 A M/L P.A. 911 LAKE STREET | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$57 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 45,786 | 47,205 |
| 2. ASSESSED VALUE: | | 107,700 | 105,800 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 107,700 | 105,800 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-470-00 PROPERTY ADDRESS: 1039 RIVER RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MILEWSKI JULIE M 7058 ROAD 113 BROADWATER NE 69125 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| 348* COM AT W 1/4 COR S 2258.79 FT TO C/L RIVER RD S 42°18'11 FT S 75°38'25" CRV TO LEFT (CHRD S 56° 23'41" ROW LN OF ELBERTA SPUR LN OF RR CONT ALG ROW & CRV TO LEFT (CHRD S 84°17'48" EDGE OF BETSIE RV N 6°16'25" E 150.98 FT TO POB SEC 26 T26N R16W 1 A M/L DESC CORRCTN 1991 SPLIT TO 01-470-01 FOR 1995 (UNCONTIG PRCL) P.A. 1039 RIVER ROAD [[208/827; 2/88 QC 225/699; 9/90 245/692 LC; BP 5/95; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$196 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 158,760 | 163,681 |
| 2. ASSESSED VALUE: | | 169,700 | 171,700 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 169,700 | 171,700 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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L-4400

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-470-01 PROPERTY ADDRESS: RIVER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MILEWSKI JULIE M 7058 ROAD 113 BROADWATER NE 69125 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 348A* BEG AT PT ON INT OF RIVER RD & W SEC LN SE'LY ALG RD 115 FT W'LY ALG RGT ANGLE TO W SEC LN N'LY TO POB EXC E'LY 68 FT THEREOF SEC 26 T26N R16W SPLIT FROM 001-470-00 FOR 1995 (UNCONTIG PRCL) DESC CORR FOR 1997 - COURT CASE # 96-4757 CH | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$ | | | |
| | PRIOR YEAR VALUES | CURRENT YEAR TENTATIVE VALUES | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 2024 | 2025 | | | |
| 1. TAXABLE VALUE: | 2,400 | 2,400 | 0 | | |
| 2. ASSESSED VALUE: | 2,400 | 2,400 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 2,400 | 2,400 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-471-00 PROPERTY ADDRESS: 1019 RIVER RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: NOVAK THELMA PO BOX 822 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 349* BEG IN CTR OF RIVER RD 115 FT ELY OF INT OF RD & W SEC LN E'LY ON RD 100 FT AT RT ANGLES TO BET. RVR W'LY ALG RVR 100 FT NE'LY TO BEG ALSO E'LY 68 FT OF BEG AT PT OF INT OF RIVER RD & W SEC LN SE'LT ALG RD 115 FT W'LT ALG R ANGLE TO W SEC LN N'LY TO POB SEC 26 T26N R16W DISC CORR FOR 1997 - COURT CASE # 96-4757 CH P.A. 1019 RIVER ROAD | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$28 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 41,367 | 42,649 | | |
| 2. ASSESSED VALUE: | | 98,000 | 97,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 98,000 | 97,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-473-00 PROPERTY ADDRESS: 1118 RIVER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BURLEY DAVID M TRUST PO BOX 6010 HUNTINGTON BEACH CA 92615 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 350* W 100 FT OF W 1/2 OF SE 1/4 OF SW 1/4 OF SW FRL 1/4 ALSO COM @ W 1/4 CRNR OF SEC; TH S 00°16'35" W 1985.25 FT; TH S 89°40'55" E 659.29 FT TO NE CRNR & POB; TH S 00°15'10" W 551.44 FT TO ROW OF RIVER RD ; TH N 73°50'00" W 10 FT ALNG ROW; TH N 01°15'25" E 548.78 FT TO POB. SEC 26 T26N R16W 1.5 A M/L P.A. 1118 RIVER ROAD [(208/786; DC 294/765; 2018R/02880 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$30 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 24,596 | 25,358 | 762 | | |
| 2. ASSESSED VALUE: | 36,800 | 37,200 | 400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 36,800 | 37,200 | 400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-473-10 PROPERTY ADDRESS: 1146 RIVER RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PUTNEY WENDELL L FAMILY TRUST 1146 RIVER RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 350A* W 1/2 OF SE 1/4 OF SW 1/4 OF SW FRL 1/4 EXC W 100 FT THEREOF SEC 26 T26N R16W 3 A M/L P.A. 1146 RIVER ROAD [[8/85 208/811; 2/91 248/885 WD; BP 8/91; BP 8/93; BP 10/93 3/95 292/265 QC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$68 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 100,752 | 103,875 | 3,123 | | |
| 1. TAXABLE VALUE: | 100,752 | 103,875 | 3,123 | | |
| 2. ASSESSED VALUE: | 235,200 | 228,700 | -6,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 235,200 | 228,700 | -6,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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L-4400

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| | | | |
|---|---|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-474-00 PROPERTY ADDRESS: 1202 RIVER RD FRANKFORT, | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KIDDER CORINNE M 1202 RIVER ROAD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| 351* E 1/2 OF SE 1/4 OF SW 1/4 OF SW FRL 1/4 ALSO N FRL 1/2 OF NE 1/4 OF NE 1/4 OF NW 1/4 OF NW 1/4 SEC 26 & 35 T26N R16W 6 A M/L VALUE FOR 10-05 -001-503-00 ALSO HERE P.A. 1202 RIVER RD [[BP 4/92; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$42 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 62,352 | 64,284 |
| 2. ASSESSED VALUE: | | 150,900 | 148,400 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 150,900 | 148,400 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
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| | | | |
|---|--|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-476-00 PROPERTY ADDRESS: 1374 CARLSON RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MILLS L LINDA & PO BOX 705 FRANKFORT MI 49635-0705 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| 352* BEG IN CTR OF CARLSON RD 530 FT E OF W LN OF N 1/2 OF N 1/2 OF SE 1/4 OF SW 1/4 N TO N LN THEREOF E ALG N LN 210 FT S TO C/L SAID RD W TO POB SEC 26 T26N R16W 1.59 A M/L P.A. 1374 CARLSON ROAD [[1971 URLC | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$54 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 79,796 | 82,269 |
| 2. ASSESSED VALUE: | | 118,000 | 119,100 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 118,000 | 119,100 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-477-01 PROPERTY ADDRESS: 1310 CARLSON RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WYSS QUINCE A TRUST 1310 CARLSON RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| W 530 FT OF N1/2 OF N 1/2 OF SE 1/4 OF SW 1/4 EXC N 100 FT OF W 267 FT THEREOF SEC 26 T26N R16W 3.14 A M/L 10-05-001-477-00 COMB HERE FOR 1999 PER ASSESSOR P.A. 1310 CARLSON ROAD [[8/76 162/928; 8/76 162/925 WD; 8/79 182/778 QC; 6/79 179/252 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$100 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 146,853 | 151,405 |
| 2. ASSESSED VALUE: | | 185,700 | 182,600 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 185,700 | 182,600 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-477-02 PROPERTY ADDRESS: 1272 CARLSON RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KIDDER M DANIEL KIDDER KIMBERLY 1484 CARLSON RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 352C* W 267 FT OF N 1/2 OF N 1/2 OF SE 1/4 OF SW 1/4 EXC S 230 FT SEC 26 T26N R16W .61 A M/L P.A. 1272 CARLSON ROAD [10/81 189/389 MLC; 7/86 214/956 WD; 10/93 276/417 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$17 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 13,407 | 13,822 | 415 | | |
| 1. TAXABLE VALUE: | 13,407 | 13,822 | 415 | | |
| 2. ASSESSED VALUE: | 23,400 | 23,000 | -400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 23,400 | 23,000 | -400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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THIS IS NOT A TAX BILL**L-4400****Notice of Assessment, Taxable Valuation, and Property Classification**

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-478-00 PROPERTY ADDRESS: 1410 CARLSON RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HALLIDAY ROLAND N HALLIDAY MARY D 1410 CARLSON RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 352-1* BEG IN CTR CARLSON RD 740 FT E OF W LN OF N 1/2 OF N 1/2 OF SE 1/4 OF SW 1/4 N TO N LN E ALG N LN 200 FT S TO CL OF RD W TO POB EXC RD ROW & EASEMENT SEC 26 T26N R16W 1.52 A M/L P.A. 1410 CARLSON ROAD [[5/71 URLC; 4/76 161/426 WD; 9/78 175/64 WD; 10/83 199/112 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$87 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 128,090 | 132,060 | 3,970 | | |
| 2. ASSESSED VALUE: | 194,500 | 194,000 | -500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 194,500 | 194,000 | -500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-480-00 PROPERTY ADDRESS: 1484 CARLSON RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KIDDER M DANIEL & KIMBERLY K 1484 CARLSON RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 352-3* BEG CTR OF CARLSON RD 940 FT E OF W LN OF N 1/2 OF N 1/2 OF SE 1/4 OF SW 1/4 N TO N LN OF SD SE 1/4 OF SW 1/4 E TO N-S 1/4 LN S TO C/L SD RD W TO POB SEC 26 T26N R16W 2.60 A M/L 10-05-001-479-00 COMB HERE FOR 1995 P.A. 1484 CARLSON ROAD [[6/71 URLC; 6/74 154/620; 12/91 255/888 TRST; BP 7/92; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$101 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 149,538 | 154,173 | | |
| 2. ASSESSED VALUE: | | 255,300 | 252,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 255,300 | 252,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-480-10 PROPERTY ADDRESS: CARLSON RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KIDDER M DANIEL & KIMBERLY K 1484 CARLSON RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| BEG CNTR CARLSON RD 940 FT E OF W LN OF N 1/2 OF S 1/4 OF SW 1/4 E 200 FT M/L N TO N LN OF SD PRCL E TO PT N OF POB S TO POB SEC 26 T26N R16W SPLIT FROM 001-480-00 FOR 1997 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$10 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 14,987 | 15,451 | 464 | | |
| 2. ASSESSED VALUE: | 22,700 | 24,800 | 2,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 22,700 | 24,800 | 2,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-481-00 PROPERTY ADDRESS: 1287 CARLSON RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: NYE PATRICIA J & THOMAS L 1287 CARLSON RD FRANKFORT MI 49635-0357 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 353* W 1/2 OF SE 1/4 OF SW 1/4 S OF CARLSON RD SEC 26 T26N R16W 15 A M/L 10-05-001-475-00 COMB 1986 P.A. 1287 CARLSON ROAD | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$34 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 50,804 | 52,378 | 1,574 | | |
| 2. ASSESSED VALUE: | 238,200 | 238,300 | 100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 238,200 | 238,300 | 100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-482-00 PROPERTY ADDRESS: 1485 CARLSON RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SMITH GILROY LEE & MOLLIE M 1485 CARLSON RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 353A* S 1/2 OF N 1/2 OF SE 1/4 OF SW 1/4 EXC W 5 ACRES ALSO E 1/2 OF S 1/2 OF SE 1/4 OF SW FRL 1/4 SEC 26 T26N R16W 15 A M/L 10-05-001-475-01 COMB 1984 P.A. 1485 CARLSON ROAD | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$51 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 74,514 | 76,823 | 2,309 | | |
| 2. ASSESSED VALUE: | 258,500 | 258,100 | -400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 258,500 | 258,100 | -400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-484-00 PROPERTY ADDRESS: CARLSON RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: COOPER MARK E 9436 HEGEL RD GOODRICH MI 48438 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| 355* S 1/2 OF NW 1/4 OF SE 1/4 SEC 26 T26N R16W 20 A M/L [[5/78 172/427 WD; 10/83 199/295 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$29 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 23,787 | 24,524 | 737 | | |
| 2. ASSESSED VALUE: | 95,100 | 95,000 | -100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 95,100 | 95,000 | -100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-485-00 PROPERTY ADDRESS: 1861 CARLSON RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: REED KAY J 1869 CARLSON RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| BEG AT SE COR OF SEC TH W 411.57 FT TH ALG ARC OF CRV TO RGT RAD 330.01 FT CHRD N 60°36'02" W 243.37 FT TH ALG ARC OF CRV TO RGT RAD OF 1115.17 FT CHRD BEARS N 27° 18'58" W 617.46 FT TH E 900.84 FT S 00° 11'54" W 655.84 FT POB PARCEL "A" SEC 26 T26N R16W 11.28 A M/L 10-05-001-486-00 COMB HERE 1990 SPLIT TO 001-485-10 & 001-485-20 FOR 2007 LDA 06/06 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$79 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 63,834 | 65,812 | | |
| 2. ASSESSED VALUE: | | 90,400 | 87,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 90,400 | 87,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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THIS IS NOT A TAX BILL

L-4400

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-485-10 PROPERTY ADDRESS: CARLSON RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BETSIE BAY BEEF LLC PATRICK FAYHEE 311 RALIGH RD KENILWORTH IL 60043 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 102 | Agricultural | | |
| | PRIOR YEAR CLASSIFICATION: | 102 | Agricultural | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": 100.00% | | | | |
| | % 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: | | CALCULATION CHANGES | | | |
| COM AT SE COR OF SEC TH W 411.57 FT TO POB TH 243.37 FT ALG CRV TO RGT RAD 330.01 FT CHR D OF N 60° 36'02" W 617.46 FT ALG CRV TO RGT RAD 1115.17 FT CHR D OF N 27° 18'58" W TH W 413.62 FT N 00° 12'11" E 91.01 FT TH W 126.48 FT S 44° 59'47" W 392.75 FT S 79° 00'50" W 314.15 FT N 75° 10'21" W 623.30 FT S 00° 152'28" W 567.33 FT TH E 2217.47 FT TO POB PARCEL "B" SRVY SEC 26 T26N R16W 24.46 A M/L SPLIT FROM 001-485-00 FOR 2007 LDA 06/06 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$29 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 43,162 | 44,500 | 1,338 | | |
| 2. ASSESSED VALUE: | 53,600 | 67,300 | 13,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 53,600 | 67,300 | 13,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-485-20 PROPERTY ADDRESS: CARLSON RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BETSIE BAY BEEF LLC PATRICK FAYHEE 311 RALIEGH RD KENILWORTH IL 60043 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 101 | Agricultural | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| COM AT SE COR OF SEC TH N 00° 11'54" E 655.84 FT TH W 1314.46 FT N 00° 12'11" E 91.01 FT TO POB TH W 126.48 FT S 44° 59'47" W 392.75 FT S 79° 00'50" W 314.15 FT N 75° 10'21" W 623.30 FT N 00° 12'28" E 751.42 FT TH E 1314.41 FT S 00° 12'11" W 566.60 FT TO POB PARCEL "C" SRVY SEC 26 T26N R16W 23.82 A M/L SPLIT FROM 001-485-00 FOR 2007 LDA 06/06 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$1300 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 67,589 | 69,684 | 2,095 | | |
| 2. ASSESSED VALUE: | 98,400 | 108,600 | 10,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 98,400 | 108,600 | 10,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-487-00 PROPERTY ADDRESS: CARLSON RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: NYE PATRICIA J & THOMAS L 1287 CARLSON RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: 357* N 1/2 OF SE 1/4 OF SE 1/4 SEC 26 T6N R16W 20 A M/L [[2/81 196/116 QC; 2/81 195/745 QC; 1/95 291/1146 QC; 1/95 291/1146 QC; 8/95 296/939 QC; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$17 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 13,936 | 14,368 | | |
| 1. TAXABLE VALUE: | | 95,100 | 95,000 | | |
| 2. ASSESSED VALUE: | | | -100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 95,100 | 95,000 | | |
| | | | -100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-488-00 PROPERTY ADDRESS: 1869 CARLSON RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: REED ORLIN L 1869 CARLSON RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 358* N 1/2 OF E 1/2 OF NE 1/4 OF NE 1/4 SEC 35 T26N R16W 10 A M/L P.A. 1869 CARLSON ROAD [[2/73 149/67; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$42 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 62,611 | 64,551 | 1,940 | | |
| 2. ASSESSED VALUE: | 198,600 | 205,000 | 6,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 198,600 | 205,000 | 6,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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L-4400

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-489-00 PROPERTY ADDRESS: 1896 CARLSON RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: EDWARDS DOUGLAS 1896 CARLSON RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 358A* N 1/4 OF S 1/2 OF E 1/2 OF NE 1/4 OF NE 1/4 SEC 35 T26N R16W 2 A M/L [[7/86 214/917 WD; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$46 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 67,774 | 69,874 | | |
| 2. ASSESSED VALUE: | | 119,000 | 121,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 119,000 | 121,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-489-01 PROPERTY ADDRESS: 1973 CARLSON RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SKURSKI CYNTHIA 1973 CARLSON RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| P/O NE 1/4 SEC 35 T26N R16W COMM AT NE COR SEC 35 TH S 00°41'35"W 1310.50 FT TO NE COR OF SE1/4 OF NE 1/4 TH N 89°44'10" W 328.84 FT TO POB. TH S00°42'25" W 200.00 FT TH N89°44'10" W 328.86 FT TH N00°43'10" E 490.88 FT TH S89°47'10" E 214.52 FT TH S00°41'30" W 291.05 FT TH S 89°44'10" E 114.16 FT TO POB. 3A +/- | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| SBJ 33' EASE DESC CTRN FOR 1995 SPLIT 1991 [12/89 240/733 WD; 9/90 247/420 WD; 10/92 265/804 WD; 11/92 266/348 QC; 2/94 281/516 QC; 265/804; | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$36 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 53,480 | 55,137 | 1,657 | | |
| 2. ASSESSED VALUE: | 71,500 | 67,100 | -4,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 71,500 | 67,100 | -4,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
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| ASSESSOR | PHONE # | EMAIL | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-489-10 PROPERTY ADDRESS: 1909 CARLSON RD FRANKFORT, | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: RUSCH JASON JONAH PO BOX 5 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| 358-B2* N 200 FT OF S 3/4 OF SE 1/4 OF NE 1/4 OF NE 1/4 SEC 35 T26N R16W (EASE) 3.03 A M/L SPLIT 1991 P.A. 1909 CARLSON ROAD [[9/90 246/310 WD; 7/93 275/901 QC; 9/93 275/902 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$33 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 48,192 | 49,685 |
| 2. ASSESSED VALUE: | | 100,600 | 98,500 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 100,600 | 98,500 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL**L-4400****Notice of Assessment, Taxable Valuation, and Property Classification**

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| | | | |
|---|--|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-489-11 PROPERTY ADDRESS: 1861 CARLSON RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KERBY BETH ANN REV TRUST PO BOX 536 BEULAH MI 49617 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| P/O NE1/4 SEC 35 T262N R16W COMM AT NE COR OF SECTH S00°41'35"W 1310.50 FT TO SE COR OF NE 1/4 OF NE 1/4 AND POB TH N89°44'10"W 443FT TH N00°41'30"E 291.05FT TH S89°47'10"E 443FT TH S00°41'35"W 291.44 FT TO POB. 3A+/- ESTRLY 33FT AND STHLY 33 FT SBJ TO EASE DESC CTRN FOR 1995 SEC 35 T26N R16W SPLIT 1991 [12/89 240/733 WD; 9/90 247/420 WD; 10/92 265/804 WD; 11/92 266/348 QC; 2/94 281/516 QC; 265/804; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$38 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 30,898 | 31,855 |
| 2. ASSESSED VALUE: | | 92,500 | 91,100 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 92,500 | 91,100 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
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Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-490-00 PROPERTY ADDRESS: 1800 RIVER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MEIER GRANT D & LOU ANN 1800 RIVER RD FRANKFORT MI 49635- | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| COM NE COR SEC TH N 89° 51'15" W 657.01 FT TH S 00° 43'53" W 1309.06 FT TH N 89° 46'05" W 220.19 FT TO POB TH S 01° 29'50" E 538.90 FT TO C/L RIVER RD TH N 59° 33'51" W 527.33 FT TH N 00° 44'30" E 503.78 FT TH S 89° 46'05" E 428.04 FT S 01° 29'50" E 230.50 FT TO POB SEC 35 T26N R16W 6.43 A M/L SRVY EASE P.A. 1794 RIVER RD P.A. 1800 RIVER RD PT 001-497-00 SPLIT & COMB HERE FOR 1996 SPLIT TO 001-490-10 FOR 2011 LDA 09/10 [[12/73 149/732; BP 8/91; 02/00 367/327 QC; 01/02 BP; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$100 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 146,887 | 151,440 | | |
| 2. ASSESSED VALUE: | | 302,500 | 291,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 302,500 | 291,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-490-11 PROPERTY ADDRESS: 1810 RIVER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: POWERS NEAL F 7615 COTTONWOOD LN DEXTER MI 48130 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| P/O NE ¼ OF SEC 35 T26N R16W CRYSTAL LAKE TWP COMM @ NE CRNR SEC 35 TH N89°51'16"W 657.01FT TH S00°43'53"W 654.69 FT TO POB TH S00°43'53"W 654.37FT TH N 89°46'05"W 220.19FT TH N01°29'50"W 230.50FT TH S89°46'05"E 40.02FT TH N00°43'53"E 423.97FT TH S89°46'05"E 189.17FT TO POB. 3.03 A +/- SPLIT/COMBINED ON 06/21/2022 FROM 05-001-490-10; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$61 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 49,603 | 51,140 | 1,537 | | |
| 2. ASSESSED VALUE: | 143,300 | 139,700 | -3,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 143,300 | 139,700 | -3,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-490-12 PROPERTY ADDRESS: 1810 RIVER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MEIER GRANT 1800 RIVER RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| P/O NE ¼ OF SEC 35 T26N R16W CRYSTAL LAKE TWP COMM @ NE CRNR SEC 35 TH N89°51'16"W 657.01FT TO NE CRNR OF W ½ NE ¼ OF NE ¼ & POB TH S00°43'53"W 654.69 FT TH N89°46'05"W 189.17FT TH S00°43'53"W 423.97FT TH N89°46'05"W 468.06FT TO A POINT ON W LINE W ½ OF NE ¼ OF NE ¼ TH ALNG W LINE N00°44'30"E 1077.67FT TO NW CRNR W ½ OF NE ¼ OF NE ¼ TH S89°51'16"E 657.01 FT TO POB. 14.42 A +/- SPLIT/COMBINED ON 06/21/2022 FROM 05-001-490-10; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$41 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 60,165 | 62,030 | 1,865 | | |
| 2. ASSESSED VALUE: | 73,300 | 72,500 | -800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 73,300 | 72,500 | -800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-491-00 PROPERTY ADDRESS: 1696 RIVER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SNYDER JOHN BEYETTE BARBARA 1676 RIVER RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| COM AT N 1/4 COR SEC S 89 DEG 52'06"E 657.05 FT TO POB E 328.53 FT S 879.62 FT N 89 DEG 44'11"W 217.39 FT S 302.92 FT S 62 DEG 45'49"E 273.79 FT N 89 DEG 44'11"W 356.45 FT N 1305.98 FT TO POB SBJ EASE SEC 35 T26N R16W 8.07 A M/L PT SPLIT & COMB W/001-491-00 FOR 1995 P.A. 1696 RIVER ROAD [[5/82 191/57 WD; 7/91 252/792 QC; 286/1092; 8/94 286/1092 05/99 BP; 11/03 497/830 DC; 09/13 2014R-00405 DC; 02/14 2014R-00406 QC; 08/15 2015R-03432 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$48 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 70,251 | 72,428 | | |
| 2. ASSESSED VALUE: | | 128,400 | 130,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 128,400 | 130,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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L-4400

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-491-01 PROPERTY ADDRESS: 1708 RIVER RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SNYDER JOHN JAY HURON SARAH 1676 RIVER RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 360A* COM AT N 1/4 COR SEC S 89 DEG 52'06 S 873.64 FT TO POB S 433.85 FT N 89 DEG 44'11 N 433.85 FT S 89 DEG 44'11 SEC 35 T26N R16W 3 A M/L PT SPLIT TO 001-491-00 & 001-491-02 FOR 1995 PA. 1676 RIVER ROAD [191/57; 7/91 252/792 QC; 282/390 DC; 286/1095; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$21 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 16,654 | 17,170 | | |
| 2. ASSESSED VALUE: | | 44,800 | 45,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 44,800 | 45,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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L-4400

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-491-02 PROPERTY ADDRESS: 1676 RIVER RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SNYDER JOHN J & HURON SARAH E 1676 RIVER ROAD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 360B* COM AT N 1/4 COR SEC S 89 DEG 52'06 POB S 89 DEG 52'06 301.21 FT S 433.85 FT N 62 DEG 45'49 FT S 89 DEG 44'11 SEC 35 T26N R16W 8.64 A M/L PT 001-491-00 & 001-491-01 SPLIT & COMB HERE FOR 1995 [[8/94 286/1093; 12/94 290/991 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$38 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 55,673 | 57,398 | | |
| 2. ASSESSED VALUE: | | 149,300 | 144,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 149,300 | 144,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-492-00 PROPERTY ADDRESS: 1608 RIVER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WILSON AMBER & BLAKE 1608 RIVER RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 361* E 1/2 OF W 1/2 OF NW 1/4 OF NE 1/4 SEC 35 T26N R16W 10 A M/L P.A. 1608 RIVER ROAD | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$154 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 226,674 | 233,700 | 7,026 | | |
| 2. ASSESSED VALUE: | 299,300 | 302,900 | 3,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 299,300 | 302,900 | 3,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-493-00 PROPERTY ADDRESS: 1554 RIVER RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SMITH CRAIG SMITH PATRICIA ANN 1554 RIVER RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 362* W 1/2 OF W 1/2 OF NW 1/4 OF NE 1/4 EXC W 16.5 FT S OF AA RR ROW SEC 35 T26N R16W 9.75 A M/L P.A. 1554 RIVER ROAD [[6/88 WD 228/61; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$50 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 73,108 | 75,374 | 2,266 | | |
| 1. TAXABLE VALUE: | 73,108 | 75,374 | 2,266 | | |
| 2. ASSESSED VALUE: | 204,500 | 209,900 | 5,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 204,500 | 209,900 | 5,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-494-00 PROPERTY ADDRESS: RIVER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DNR OFFICE OF FINANCIAL SERVICES PAYMENTS IN LIEU OF TAXES PROGRAM PO BOX 30735 LANSING MI 48909 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 102 | Agricultural | | |
| | PRIOR YEAR CLASSIFICATION: | 102 | Agricultural | | |
| | % 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: 363* GOVT LOTS 1 & 2 S OF RR ALSO SW 1/4 OF NE 1/4 S OF RR ALSO W 16.5 FT OF NW 1/4 OF NE 1/4 S OF RR SEC 35 T26N R16W 172.19 A M/L | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$55 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| 1. TAXABLE VALUE: | 80,750 | 83,253 | 2,503 | | |
| 2. ASSESSED VALUE: | 278,300 | 473,500 | 195,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: | 1.000 | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 278,300 | 473,500 | 195,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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| | | | | | | |
|---|--|-------------------------------|----------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | | |
| | PARCEL NUMBER: 05-001-494-99 | | | | | |
| | PROPERTY ADDRESS: RIVER RD FRANKFORT, MI 49635 | | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DNR OFFICE OF FINANCIAL SERVICES PAYMENTS IN LIEU OF TAXES PROGRAM PO BOX 30735 LANSING MI 48909 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 102 | Agricultural | | | |
| | PRIOR YEAR CLASSIFICATION: | 102 | Agricultural | | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | | |
| | % Exempt As "Qualified Agricultural Property": 100.00% | | | | | |
| LEGAL DESCRIPTION: ANN ARBOR RAILROAD ROW DSCR B AS A STRIP OF LAND 100 FT WIDE COM IN SE 1/4 OF NE 1/4 RNNNG NW'LY TO A PT ON N SEC LN IN NW 1/4 OF NW 1/4 SEC 35 T26N R15W NEW ON THE ROLL IN 1994 | % 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 | | | | | |
| | | | | | | |
| CALCULATION CHANGES | | | | | | |
| 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | | | |
| *Applies to all property taxable values in the State of Michigan | | | | | | |
| Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | | | |
| \$5 | | | | | | |
| | PRIOR YEAR VALUES | CURRENT YEAR TENTATIVE VALUES | VALUE DIFFERENCE FROM PRIOR YEAR | | | |
| | 2024 | 2025 | | | | |
| 1. TAXABLE VALUE: | 8,070 | 8,320 | 250 | | | |
| 2. ASSESSED VALUE: | 36,800 | 46,900 | 10,100 | | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 36,800 | 46,900 | 10,100 | | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | | |
| 6. Assessor Change Reason(s) | | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | | |
| HOW TO FILE AN APPEAL | | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-495-00 PROPERTY ADDRESS: 1740 RIVER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PELTIER WALTER D & BONNIE LOU 1740 RIVER RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 364* SW 1/4 OF NE 1/4 N OF AA RR ROW SEC 35 T26N R16W 1 A M/L P.A. 1740 RIVER ROAD [[7/84 277/478 QC; 11/95 299/733 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$32 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 46,992 | 48,448 | 1,456 | | |
| 2. ASSESSED VALUE: | 93,800 | 93,000 | -800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 93,800 | 93,000 | -800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-496-01 PROPERTY ADDRESS: RIVER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WELLS WILLIAM C JR 1158 OUTER DR FENTON MI 48430 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 365A* E 1/2 OF FOLL: BEG AT NE COR OF SE 1/4 OF NE 1/4 W 660 FT S 594 FT E 660 FT N 594 FT TO POB - EASEMENT SEC 35 T26N R16W 4 A M/L [[11/76 165/335 LC; 2/83 QC 200/476; 1/91 248/298 WD; 7/91 252/792 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$15 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 11,917 | 12,286 | | |
| 2. ASSESSED VALUE: | | 45,200 | 46,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 45,200 | 46,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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THIS IS NOT A TAX BILL**L-4400****Notice of Assessment, Taxable Valuation, and Property Classification**

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-496-02 PROPERTY ADDRESS: 1916 RIVER RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PUTNAM RICHARD & JENNIFER 7760 S DURAND RD DURAND MI 48429 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| * COM AT NE COR SEC S ALG E LN SEC 1310.51 FT TO NE COR SE 1/4 OF NE 1/4 N 89 DEG 44'10 660 FT) S 200 FT TO POB S 394 FT S 89 DEG 44'10 N 394 FT N 89 DEG 44'10 W 33 FT THEREOF SEC 35 T26N R16W 2.97 A M/L 05-001-496-03 COMB HERE FOR 1996 TO USE SURVEY DESC P.A. 1916 RIVER ROAD [[167/354; 178/630; 185/474; 190/499; 190/582; 200/476 7/91 252/792 QC; 5/94 284/143 LC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$66 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 53,376 | 55,030 | | |
| 2. ASSESSED VALUE: | | 82,200 | 76,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 82,200 | 76,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-497-00 PROPERTY ADDRESS: 1832 RIVER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LAVELY WILBERT & BARBARA 1832 RIVER RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| * COM NE COR SEC S 1310.51 FT TO NE COR OF SE 1/4 OF NE 1/4 N 89 DEG 44'10 DEG 44'10 TO E LN OF W 1/2 OF SE 1/4 OF NE 1/4 ALG SD LN S 653.12 FT TO C/L RIVER RD NW'LY ALG SD C/L CRV TO RIGHT CHR D BEAR & DIST N 60 DEG 43'55 179.42 FT N 01 DEG 29'25 SEC 35 T26N R16W 2.85 A M/L DESC CTRN FOR 1995 PER SURVEY PT SPLIT & COMB W/001-490-00 FOR 1996 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$50 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 74,059 | 76,354 | 2,295 | | |
| 2. ASSESSED VALUE: | 144,700 | 142,600 | -2,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 144,700 | 142,600 | -2,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | | |
|--|---|------------------------------|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | | |
| | PARCEL NUMBER: 05-001-497-01 | | | | | |
| | PROPERTY ADDRESS: RIVER RD FRANKFORT, MI 49635 | | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WELLS WILLIAM C JR 1158 OUTER DR FENTON MI 48430 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | | |
| LEGAL DESCRIPTION: 366A* COM AT NE COR SEC S 1310.51 FT TO NE COR OF SE 1/4 OF NE 1/4 ALG SD LN 594 FT TO POB S 205.90 FT TO C/L RIVER RD ALG C/L NWLY 501.21 FT ON CRV TO RGT N 81 DEG 13'10 497.97 FT N 132.14 FT E 492.96 FT TO POB SEC 35 T26N R16W 1.9 A M/L DESC CTRN FOR 1995 (NOT A CONTIG PRCL) | % 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 | | | |
| | | | | | | |
| CALCULATION CHANGES | | | | | | |
| 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | | | |
| *Applies to all property taxable values in the State of Michigan | | | | | | |
| Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | | | |
| \$17 | | | | | | |
| | | PRIOR YEAR VALUES | CURRENT YEAR TENTATIVE VALUES | | | |
| | | 2024 | 2025 | | | |
| 1. TAXABLE VALUE: | | 14,121 | 14,558 | | | |
| 2. ASSESSED VALUE: | | 25,500 | 26,700 | | | |
| 3. TENTATIVE EQUALIZATION FACTOR: | 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 25,500 | 26,700 | | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | | |
| HOW TO FILE AN APPEAL | | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor | | | | | | |
| c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | | |

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-497-03 PROPERTY ADDRESS: RIVER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PUTNAM RICHARD & JENNIFER 7760 S DURAND RD DURAND MI 48429 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: * COM NE COR SEC S 1904.51 FT W 492.96 FT TO POB S 132.14 FT NW'LY ALG C/L RIVER RD 180.04 FT N 59 FT M/L E 165 FT TO POB SEC 35 T26N R16W | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$2 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 1,841 | 1,898 | | |
| 1. TAXABLE VALUE: | | 3,000 | 3,000 | | |
| 2. ASSESSED VALUE: | | | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 3,000 | 3,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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L-4400

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| | | | |
|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-498-00 PROPERTY ADDRESS: 1929 RIVER RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BETSIE RIVER CAMPSITE INC 1923 RIVER ROAD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 201 | Commercial |
| | PRIOR YEAR CLASSIFICATION: | 201 | Commercial |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| 367* W 808.5 FT OF SE 1/4 OF NE 1/4 S OF AARR ROW SEC 35 T25N R16W 12.3 A M/L P.A. 1923 & 1929 & 1953 RIVER ROAD [[190/523; 186/933; 9/90 246/197 CRRCTN LC; 7/90 246/308 QC; 10/90 246/851 WD; 4/91 250/313 WD; 5/92 260/990 MLC; 10/93 277/491-492 RR ESMT; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$333 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 269,544 | 277,899 |
| 2. ASSESSED VALUE: | | 585,900 | 951,200 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 585,900 | 951,200 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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| | | | | | |
|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-499-00 PROPERTY ADDRESS: RIVER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DNR OFFICE OF FINANCIAL SERVICES PAYMENTS IN LIEU OF TAXES PROGRAM PO BOX 30735 LANSING MI 48909 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 102 | Agricultural | | |
| | PRIOR YEAR CLASSIFICATION: | 102 | Agricultural | | |
| | % 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: 368* E 511.5 FT OF SE 1/4 OF NE 1/4 S OF AARR ROW SEC 35 T26N R16W 5 A M/L | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$3 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 4,803 | 4,951 | 148 | | |
| 2. ASSESSED VALUE: | 36,800 | 46,900 | 10,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 36,800 | 46,900 | 10,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | | PARCEL IDENTIFICATION | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KIDDER KURT B 1486 RIVER RD FRANKFORT MI 49635 | | PARCEL NUMBER: 05-001-500-11 | | |
| | | PROPERTY ADDRESS: 1486 RIVER RD FRANKFORT, | | |
| | | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| | | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | | % 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: | | CALCULATION CHANGES | | |
| P/O NE ¼ OF NW ¼ SEC 35 T26N R16W BEG AT N ¼ CRNR SEC 35 TH S02°04'22"W ALNG E LNE NE ¼ OF NW ¼ 811.58FT (ALSO RECORDED AS S00°45'06"W 811.50) TO NEERLY ROW OF RIVER RD TH ALNG ROW N58°14'27"W (AKA N59°30'15"W) 259.67 FT TH N31°45'33"E 35.00FT TH N42°22'36"W 64.40FT TH N22°32'34"E 153.43FT TH N67°27'26"W 16.78FT TH N22°32'34"E (AKA 21°13'02"E) 292.30FT TH N28°46'24"W 71.77FT TH N02°04'22"E 120.00 FT TO N SEC LNE TH S88°30'37"E ALNG N SEC LNE 150.00 FT TO POB. 3.14 A +/- 2024 LLADJ W/05-001-500-00. SUBJ TO ANY ESMNTS RSRVTNS RSTRCTNS OR ROW OF RECORD IF ANY. | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | | *Applies to all property taxable values in the State of Michigan | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax billl by approximatelv: | | |
| | | \$84 | | |
| | | | | |
| 1. TAXABLE VALUE: | | 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 2. ASSESSED VALUE: | | 123,863 | 127,702 | 3,839 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | 206,400 | 201,900 | -4,500 |
| 4. STATE EQUALIZED VALUE (SEV): | | 206,400 | 201,900 | -4,500 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | |
| ASSESSOR | | PHONE # | | EMAIL |
| JILL BROWN | | (231) 881-4000 | | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | |

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-500-20 PROPERTY ADDRESS: 1426 RIVER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BISHOP MICHAEL 1426 RIVER RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| P/O NE ¼ OF NW ¼ SEC 35 T26N R16W COMM @ N ¼ CRNR SEC 35 TH N88°30'37"W ALNG N LNE OF SEC 150.00 FT TO POB TH S02°04'22"W 120.00 FT TH S28°46'24"E 71.77 FT TH S22°32'42"W 292.30 FT TH S67°27'26"E 16.78 FT TH S22°32'34"W 153.43 FT TH S42°22'36"E 64.40 FT TH S31°45'33"W 35.00 FT TO NESTRLY ROW OF RIVER RD TH ALNG ROW N58°14'27"W (ALSO RECORDED AS N59°30'15"W) 70.44 FT TH ALNG NERLY RD ROW N58°14'27"W 312.55 FT TH N15°05'31"E 503.87 FT TO A POINT ON N LNE NE ¼ OF NW ¼ (AKA N SEC LNE) TH S88°30'37"E ALNG N LNE 286.27 FT TO POB. 4.50 A +/- SUBJ TO ANY ESMNTS RSRVTNS RSTRCTNS OR ROW OF RECORD IF ANY. SURVEY PARCEL B SPLIT/COMBINED ON 01/16/2024 FROM 05-001-500-00; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$43 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 62,795 | 64,741 | 1,946 | | |
| 2. ASSESSED VALUE: | 144,400 | 142,200 | -2,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 144,400 | 142,200 | -2,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-500-30 PROPERTY ADDRESS: RIVER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BISHOP MICHAEL 1426 RIVER RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| P/O NE ¼ OF NW ¼ SEC 35 T26N R16W COMM @ N ¼ CRNR SEC 35 TH N88°30'37"W ALNG N LNE OF SEC 436.27 FT TO POB TH S15°05'31 "W 503.87 FT TO N'ESTRLY ROW OF RIVER RD TH ALNG RD ROW (2) COURSES: N58°14'27"W 98.70 FT CRV TO L 146.45FT RAD OF 2897.79FT CHR D DIST N59°39'24"W 146.43FT TH LEAVING RD ROW 07°46'59"E 369.40FT TO N SEC LNE (S88°30'37"E 583.06FT FROM NW CRNR NE ¼ OF NW ¼) TH 88°30' 37"E 300.03 FT TO POB. 2.63 A +/- SURVEY PARCEL A SPLIT/COMBINED ON 01/16/2024 FROM 05-001-500-00; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax billl by approximately: \$11 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 9,024 | 9,303 | 279 | | |
| 2. ASSESSED VALUE: | 35,500 | 39,400 | 3,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 35,500 | 39,400 | 3,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-501-00 PROPERTY ADDRESS: 1260 RIVER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: JOHNSTON RENA PEARL 1260 RIVER RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| BEG AT PT ON SEC LN 16.5 FT E OF THE NW COR OF THE NE 1/4 OF NW 1/4 TH E ON SEC LN 566.5 FT TH S 363 FT TO N ROW RIVER RD TH NWLY 574.5 FT ALG ROW TO PT DUE S OF POB TH N 134 FT TO POB SEC 35 T26N R16W 7 A M/L P.A. 1260 RIVER ROAD PRIOR DESC DESCRIBED PARCEL BUT WAS CHANGED TO MATCH THE ACTUAL DEED WORDING FOR 2013 [[7/86 214/558 WD; 5/89 LC 234/93; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$38 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 56,231 | 57,974 | | |
| 2. ASSESSED VALUE: | | 113,100 | 114,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 113,100 | 114,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|---|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-504-00 PROPERTY ADDRESS: 2760 RIVER RD FRANKFORT, | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: NEWBOLD FAMILY TRUST 589 LAKE ST FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| COM AT THE N 1/4 COR OF SEC E 1311.52 FT S 596 FT TO POB CONT S 466.36 FT TO C/L RIVER RD ALG C/L S 88° 06'52" E 331.09 FT THENCE N 477.53 FT W 331 FT TO POB SEC 36 T26N R16W 3.58 A M/L SRVY ACREAGE CORR (25A TO 28.14A) SPLIT TO 001-504-10 FOR 2000 LDA 12/99 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$81 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 65,361 | 67,387 |
| 2. ASSESSED VALUE: | | 110,000 | 107,100 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 110,000 | 107,100 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
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PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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L-4400

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-504-01 PROPERTY ADDRESS: 2767 RUNWAY RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MERRY WILLIAM R MERRY MAUREEN A 2767 RUNWAY RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 376A* W 331 FT OF N 596 FT OF NE 1/4 OF NE 1/4 SEC 36 T26N R16W 4.53 A M/L P.A. 2767 RUNWAY ROAD [[2/76 160/558; 4/82 191/167 LC; 12/91 256/24 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$51 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 75,846 | 78,197 | 2,351 | | |
| 2. ASSESSED VALUE: | 136,400 | 134,300 | -2,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 136,400 | 134,300 | -2,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-504-02 PROPERTY ADDRESS: RIVER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ASHLEY LARRY & MARTHA 11446 NORMAN RD YALE MI 48097 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 376B* NE 1/4 OF NE 1/4 S OF RIVER RD SEC 36 T26N R16W 2.28 A M/L | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$3 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 2,171 | 2,238 | 67 | | |
| 2. ASSESSED VALUE: | 22,000 | 22,000 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 22,000 | 22,000 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
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| ASSESSOR | PHONE # | EMAIL | | | |
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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-504-10 PROPERTY ADDRESS: 2946 RIVER RD | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SMITH DANIEL S & KATHLEEN M 2946 RIVER RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| COM NE COR OF SEC W 510.60 FT S 430.12 FT W 69.61 FT S 221 FT W 50 FT S 434.23 FT TO C/L RIVER RD E 630.49 FT N 1106.68 FT TO POB EXC BEG NE COR OF SEC S 430.11 FT S 89° W 511.46 FT N 430.12 FT N 89° E 510.60 FT TO POB SEC 36 T26N R16W 9.38 A M/L SRVY SPLIT FROM 001-504-00 FOR 2000 LDA 12/99 SPLIT TO 001-504-11 FOR 2002 LDA 10/01 SPLIT TO 001-504-12 FOR 2004 SPLIT TO 001-504-13 FOR 2005 P.A. 2946 RIVER RD | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$93 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 95,072 | 99,319 | 4,247 | | |
| 2. ASSESSED VALUE: | 203,200 | 231,600 | 28,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 203,200 | 231,600 | 28,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-504-11 PROPERTY ADDRESS: RIVER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CLINGMAN JULIE & LARRY PO BOX 2263 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| COM AT NE COR OF SEC S 89° 57'08" W 730.52 FT TO POB CONT S89° 57'08" W 250 FT S 1073.53 FT S 88° 06'52" E 250.07 FT N 1081.97 FT TO POB SEC 36 T26N R16W 6.19 A M/L SRVY SPLIT FROM 001-504-10 FOR 2002 LDA 10/01 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$30 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 23,902 | 24,642 | 740 | | |
| 2. ASSESSED VALUE: | 58,100 | 58,100 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 58,100 | 58,100 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---------------------------------------|----------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-504-12 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PRYTULA DOUGLAS 20127 SCARLET CT CLINTON TOWNSHIP MI 48036 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: COM NE COR OF SEC W 510.60 FT TO POB S 430.12 FT W 69.91 FT S 221 FT W 50 FT S 434.23 FT TO C/L RIVER RD W 100.03 FT N 1981.97 FT W 219.92 FT TO POB SEC 36 T26N R16W 3.94 A M/L SPLIT FROM 001-504-10 FOR 2004 LDA 10/01 | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$32 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 26,268 | 27,082 | 814 | | |
| 2. ASSESSED VALUE: | 44,800 | 46,300 | 1,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 44,800 | 46,300 | 1,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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| | | | | | |
|---|---|---------------------------------------|----------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-504-13 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PRYTULA DOUGLAS 20127 SCARLET CT CLINTON TOWNSHIP MI 48036 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: BEG NE COR OF SEC S 430.11 FT S 89° W 511.46 FT N 430.12 FT N 89° E 510.60 FT TO POB SEC 36 T26N R16W 5.05 A M/L SPLIT FROM 001-504-10 FOR 2005 | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$30 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 24,078 | 24,824 | 746 | | |
| 2. ASSESSED VALUE: | 55,200 | 55,100 | -100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 55,200 | 55,100 | -100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
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| ASSESSOR | PHONE # | EMAIL | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-505-01 PROPERTY ADDRESS: 2600 RIVER RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BARIANTOS VASSAR ELIZABETH 2600 RIVER RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| PO NW 1/4 OF NE 1/4 SEC 36 T26N R16W COMM @ N 1/4 CRNR OF SEC; TH S 00°34'18" W 871.25 FT TO POB; TH N 89°57'08" E 500 FT; THN 00°34'18" E 435.62 FT; TH N 89°57'08" E 250 FT; TH S 00°34'18" W 706.09 FT TO NWSTRLY ROW OF FRMR ANN ARBOR RR; TH ALNG CRVE TO LEFT RADIUS 1417.44 FT LENGTH 271.79 FT (CHRD S 68°17'39" W 271.37FT); TH S 62°48'01" W 163.89 FT; TO S LNE OF NW 1/4 OF NE 1/4; TH S 89°54'30" W 353.85 FT; TH N 00°34'18" E 445.70 FT TO POB. ALSO INCL PORTION OF NW 1/4 OF NE 1/4 LYING SESTRLY OF FRMR ANN ARBOR RR. SUBJ TO ESMNTS, RESERVATIONS, RESTRICTIONS & ROW SPLIT/COMBINED ON 06/25/2019 FROM 05-001-505-00; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$40 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 59,285 | 61,122 | 1,837 | | |
| 2. ASSESSED VALUE: | 195,300 | 200,600 | 5,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 195,300 | 200,600 | 5,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-505-10 PROPERTY ADDRESS: 2655 RUNWAY RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MICEK CARL & JUDITH ANN JLT 2655 RUNWAY RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| COM N 1/4 COR OF SEC 36 N 89°57'08" E 750 FT TO POB CONT N 89°57'08" E 250 FT; TH S 00°34'18" W 435.63 FT ; TH S 89°57'08" W 250 FT; TH N 00°34'18" E 435.63 FT TO POB SEC 36 T26N R16W 2.5 A M/L SRVY PARCEL "A" SPLIT FROM 001-505-00 FOR 2003 LDA 12/01 P.A. 2655 RUNWAY RD | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$128 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 189,043 | 194,903 |
| 2. ASSESSED VALUE: | | 322,700 | 317,500 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 322,700 | 317,500 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-505-20 PROPERTY ADDRESS: RUNWAY RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MICEK CARL & JUDITH ANN TRST 2655 RUNWAY RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| COM N 1/4 COR OF SEC 36 N 89° 57'08" E 500 FT TO POB CNT N 89° 57'08" E 250 FT S 34'18" W 435.63 FT S 89° 57'08" W 250 FT N 34'18" E 435.63 FT TO POB SEC 36 T26N R16W 2.5 A M/L SRVY PARCEL "B" SPLIT FROM 001-505-00 FOR 2003 LDA 12/01 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$16 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 27,104 | 396 | | |
| 2. ASSESSED VALUE: | | 27,500 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 27,500 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | | PHONE # | | | |
| JILL BROWN | | (231) 881-4000 | | | |
| | | EMAIL | | | |
| | | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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L-4400

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-505-30 PROPERTY ADDRESS: RUNWAY RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HAUSBECK BRANDON 6062 N RIVER RD FREELAND MI 48623 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| COM N 1/4 COR OF SEC 36 N 89° 57'08" E 250 FT TO POB CNT N 89° 57'08" E 250 FT S 34'18" W 435.63 FT S 89° 57'08" W 250 FT N 34'18" E 435.62 FT TO POB SEC 36 T26N R16W 2.5 A/M/L SRVY PARCEL "C" SPLIT FROM 001-505-00 FOR 2003 LDA 12/01 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$ | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 27,500 | 0 | | |
| 2. ASSESSED VALUE: | | 27,500 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 27,500 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-505-40 PROPERTY ADDRESS: 1091 AIRPORT RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: VANDERVEST DUSTIN W & ZAMORA KETTY 1091 W COX RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| COM N 1/4 COR OF SEC 36 N 89° 57'08" E 250 FT S 34'18" W 435.63 FT S 89° 57'08" W 250 FT N 34'18" E 435.63 FT TO POB SEC 36 T26N R16W 2.5 A M/L SRVY PARCEL "D" SPLIT FROM 001-505-00 FOR 2003 LDA 12/01 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | |
| | | \$ | | | |
| | PRIOR YEAR VALUES | CURRENT YEAR TENTATIVE VALUES | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 2024 | 2025 | | | |
| 1. TAXABLE VALUE: | 27,500 | 27,500 | 0 | | |
| 2. ASSESSED VALUE: | 27,500 | 27,500 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 27,500 | 27,500 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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THIS IS NOT A TAX BILL

L-4400

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| | | | | | | |
|---|---|-------------------------------|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | | |
| | PARCEL NUMBER: 05-001-505-50 | | | | | |
| | PROPERTY ADDRESS: FRANKFORT, | | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BARIANTOS VASSAR ELIZABETH 2600 RIVER RD FRANKFORT MI 49635 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | | |
| LEGAL DESCRIPTION: COM N 1/4 COR OF SEC 36 S 34'18" W 435.63 FT TO POB N 89° 57'08" E 500 FT S 34'18" W 217.81 FT S 89° 57'08" W 500 FT N 34'18" E 217.81 FT TO POB SEC 36 T26N R16W 2.5 A M/L SRVY PARCEL "E" SPLIT FROM 001-505-00 FOR 2003 LDA 12/01 | % 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 | | | |
| | | | | | | |
| CALCULATION CHANGES | | | | | | |
| 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | | | |
| *Applies to all property taxable values in the State of Michigan | | | | | | |
| Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | | | |
| | | | \$3 | | | |
| PRIOR YEAR VALUES | | CURRENT YEAR TENTATIVE VALUES | VALUE DIFFERENCE FROM PRIOR YEAR | | | |
| 2024 | | 2025 | | | | |
| 1. TAXABLE VALUE: | 2,678 | 2,761 | 83 | | | |
| 2. ASSESSED VALUE: | 27,500 | 27,500 | 0 | | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 27,500 | 27,500 | 0 | | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | | |
| 6. Assessor Change Reason(s) | | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | | |
| HOW TO FILE AN APPEAL | | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | | |

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L-4400

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| | | | |
|---|--|---------------------------------------|----------------------------------|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-505-60 | | |
| | PROPERTY ADDRESS: FRANKFORT, | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BARIANTOS VASSAR ELIZABETH 2600 RIVER RD FRANKFORT MI 49635 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: COM N 1/4 COR OF SEC 36 S 34'18" W 653.44 FT TO POB N 89° 57'08" E 500 FT S 34'18" W 217.81 FT S 89° 57'08" W 500 FT N 34'18" E 217.81 FT TO POB SEC 36 T26N R16W 2.5 A M/L SRVY PARCEL "F" SPLIT FROM 001-505-00 FOR 2003 LDA 12/01 | CALCULATION CHANGES | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$3 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 2,678 | 2,761 | 83 |
| 2. ASSESSED VALUE: | 27,500 | 27,500 | 0 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 27,500 | 27,500 | 0 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR JILL BROWN | PHONE # (231) 881-4000 | EMAIL TOWNSHIPASSESSING@GMAIL.COM | |
| HOW TO FILE AN APPEAL | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
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| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-505-70 PROPERTY ADDRESS: 2721 RUNWAY RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WHITE THEODORE & KATHLEEN A 2721 RUNWAY RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": 100.00% | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | |
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| | Exempt As "Development Property": | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| LEGAL DESCRIPTION: | | CALCULATION CHANGES | |
| COM N 1/4 COR OF SEC TH N 89° 57' 08" E 1000 FT TO POB TH N 89° 57' 08" E 311.52 FT TH S 00° 27' 28" W 535.62 FT TH S 89° 57' 09" W 312.58 FT TH N 00° 34' 18" E 535.63 FT TO POB SEC 36 T26N R16W 3.84 A M/L SRVY SPLIT FROM 10-05-001-505-00 FOR 2013 LDA 04/12 [[06/12 2012R-02881 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$107 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 157,072 | 161,941 |
| 2. ASSESSED VALUE: | | 294,000 | 286,100 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 294,000 | 286,100 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
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| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-505-80 PROPERTY ADDRESS: RIVER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WHITE THEODORE & KATHLEEN A 2721 RUNWAY RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| PO NW 1/4 OF NE 1/4 OF SEC 36 T26N R16W COMM @ N 1/4 CRNR OF SEC TH S 00° 34'18" W 871.25 FT; TH N 89° 57'08" E 500 FT; TH N 00° 34'18" E 435.62 FT; TH N 89° 57'08" 250 FT TO POB; TH CONT N 89° 57'08" E 250 FT; TH S 00° 34'18" W 100 FT; TH N 89° 57'08" E 312.58 FT; TH S 00° 27'28" W 555.77 FT TO NWSTRLY ROW OF FRMR ANN ARBOR RR; TH N 87° 42'21" W 111.81 FT; TH ALNG CRVE RADIUS 1417.44 FT LENGTH 457.82 FT (CHRD S 83° 02'25" W 455.83 FT; TH N 00° 34'18" E 706.09 FT TO POB. 7.86 A +/- | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| SUBJ TO ESMNTS, RESERVATIONS, RESTRICTIONS, ROW OF RECORD. | | *Applies to all property taxable values in the State of Michigan | | | |
| SPLIT/COMBINED ON 06/25/2019 FROM 05-001-505-00; | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$26 | | | |
| | PRIOR YEAR VALUES | CURRENT YEAR TENTATIVE VALUES | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 2024 | 2025 | | | |
| 1. TAXABLE VALUE: | 37,645 | 38,811 | 1,166 | | |
| 2. ASSESSED VALUE: | 65,700 | 61,000 | -4,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 65,700 | 61,000 | -4,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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|---|--|--|-------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | | |
| | PARCEL NUMBER: 05-001-506-00 | | | | | |
| | PROPERTY ADDRESS: 16300, | | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DNR OFFICE OF FINANCIAL SERVICES PAYMENTS IN LIEU OF TAXES PROGRAM PO BOX 30735 LANSING MI 48909 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 102 | Agricultural | | | |
| | PRIOR YEAR CLASSIFICATION: | 102 | Agricultural | | | |
| | % Exempt As "Homeowners Principal Residence": 100.00% | | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | | |
| LEGAL DESCRIPTION: 378* S 1/2 OF NE 1/4 EXC RR SEC 36 T26N R16W 79.13 A M/L | % 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 | | | | | |
| | | | | | | |
| CALCULATION CHANGES | | | | | | |
| 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | | | |
| *Applies to all property taxable values in the State of Michigan | | | | | | |
| Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$20 | | | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | | |
| 1. TAXABLE VALUE: | 29,921 | 30,848 | 927 | | | |
| 2. ASSESSED VALUE: | 130,700 | 217,600 | 86,900 | | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 130,700 | 217,600 | 86,900 | | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | | |
| 6. Assessor Change Reason(s) | | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | | |
| HOW TO FILE AN APPEAL | | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | | |
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L-4400

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|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-507-00 PROPERTY ADDRESS: 1150 AIRPORT RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GORGUZE THOMAS & DIANN 200 NORTH LAFAYETTE ROYAL OAK MI 48067 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 379* BEG 530 FT N & 33 FT W OF SE COR OF N 1/2 OF NW 1/4 W 215 FT N 160 FT E 215 FT S TO BEG SEC 36 T26N R16W .79 A M/L P.A. 1150 AIRPORT ROAD [[173/114; 12/92 266/857 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$32 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 25,834 | 26,634 | | |
| 2. ASSESSED VALUE: | | 42,600 | 42,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 42,600 | 42,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-508-00 PROPERTY ADDRESS: 1174 AIRPORT RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BRADLEY BUILDERS 9 STAPLES CT NORWALK CT 06855 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| 380* N 390 FT OF S 720 FT EXC BEG 530 FT N & 33 FT W OF SE COR OF N 1/2 OF NW 1/4 W 215 FT N 160 FT E 215 FT S TO BEG EASE SEC 36 T26N R16W 11.82 A M/L SPLIT 1990 [[179/25; BP 9/91; 6/91 265/973 LC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$126 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 102,312 | 105,483 |
| 2. ASSESSED VALUE: | | 242,500 | 245,700 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 242,500 | 245,700 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-508-01 PROPERTY ADDRESS: CARLSON RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CARLAND JESSICA PO BOX 545 FRANKFORT MI 49635-0545 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % 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: 380F* S 1/2 OF S 1/4 OF NW 1/4 OF NW 1/4 SEC 36 T26N R16W 5 A M/L [[6/81 187/733 QC; 9/91 254/251 QC; 10/92 265/806 WD; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$24 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 35,221 | 36,312 | | |
| 1. TAXABLE VALUE: | | 46,900 | 46,900 | | |
| 2. ASSESSED VALUE: | | 46,900 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 46,900 | 46,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-508-02 PROPERTY ADDRESS: 2025 CARLSON RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CARLAND JESSICA PO BOX 545 FRANKFORT MI 49635-0545 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 380E* N 1/2 OF S 1/4 OF NW 1/4 OF NW 1/4 - EASEMENT SEC 36 T26N R16W 5 A M/L P.A. 2025 CARLSON ROAD [[2/79 176/778 WD; 2/79 176/779 WD; 7/80 LC 183/353; 10/82 QC 193/629; 217/9 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$58 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 85,225 | 87,866 | 2,641 | | |
| 2. ASSESSED VALUE: | 131,600 | 129,200 | -2,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 131,600 | 129,200 | -2,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-508-04 PROPERTY ADDRESS: 1188 AIRPORT RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ROBOTHAM LARRY JR & CAMPBELL SUZANNE 1188 AIRPORT RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 380-H* S 1/4 OF NE 1/4 OF NW 1/4 10 A M/L SEC 36 T26N R16W SPLIT 1990-COMB HERE 05-001-508-03 1992 [[11/89 239/326 WD; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$24 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 36,104 | 37,223 | | |
| | | 78,000 | 76,800 | | |
| | | 1,119 | -1,200 | | |
| 1. TAXABLE VALUE: | | | | | |
| 2. ASSESSED VALUE: | | | | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | | | | |
| | | 78,000 | 76,800 | | |
| | | -1,200 | | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-509-00 PROPERTY ADDRESS: 2061 CARLSON RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BREDBANNER DEBRA PO BOX 132 ELBERTA MI 49628 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 380A* N 1/2 OF S 1/2 OF NW 1/4 OF NW 1/4 EASEMENT SEC 36 T26N R16W 10 A M/L P.A. 2061 CARLSON ROAD [[221/384 WD; 7/87 221/384 WD; 10/90 246/311 QC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$26 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 38,221 | 39,405 | 1,184 | | |
| 2. ASSESSED VALUE: | 128,700 | 127,000 | -1,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 128,700 | 127,000 | -1,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-509-10 PROPERTY ADDRESS: CARLSON RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WASCHER LARRY J & KELSY M 11203 E SONRISA AVE MESA AZ 85212 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 380B* N 1/2 OF NW 1/4 OF NW 1/4 SEC 36 T26N R16W 20 A M/L 10-05-005-509-01 COMB HERE 1988 [[1/74 152/637; 8/88 WD 229/303-304; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$53 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 43,218 | 44,557 | 1,339 | | |
| 1. TAXABLE VALUE: | 43,218 | 44,557 | 1,339 | | |
| 2. ASSESSED VALUE: | 100,100 | 99,800 | -300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 100,100 | 99,800 | -300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-510-00 PROPERTY ADDRESS: 2222 RIVER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: RUTH JACOB & DEGAYNER AMBER 2222 RIVER RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| COM AT N 1/4 COR OF SEC 36 S 00° 34' 20" W 1316.8 FT TO N 1/8 LN; TH N 89° 54' 35" W ALG LN 519.51 TO POB TH N 89° 54' 35" W ALG LN 1522.04 FT; TH S 0° 41' 35" W 333.81 FT; TH S 89° 54' 35" E 330 FT; TH S 0° 41' 35" W 381.63 FT TO C/L RIVER RD; TH N 84° 48' 56" E 183.81 FT; TH N 84° 50' 34" E 239.41 FT ALG C/L; TH N 0° 41' 35" E 360 FT; TH N 78° 31' 0" E 785.27 FT; TH N 0° 41' 35" E 158.78 FT TO POB SEC36 T26N R16W 13.18 A ± | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| P.A. 2222 RIVER ROAD | | *Applies to all property taxable values in the State of Michigan | | | |
| SPLIT 1989-1990 | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | |
| DESC CORR FOR 2001 | | \$123 | | | |
| SPLIT TO -001-510-50 FOR 2001 PER ASSESSOR LDA 9/00 | | PRIOR YEAR VALUES | CURRENT YEAR TENTATIVE VALUES | | |
| | | 2024 | 2025 | | |
| 1. TAXABLE VALUE: | | 181,912 | 187,551 | | |
| 2. ASSESSED VALUE: | | 262,200 | 263,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 262,200 | 263,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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L-4400

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|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-510-10 PROPERTY ADDRESS: 2244 RIVER RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CLARMONT VIOLET CAMPBELL HOMER & CINDY 2244 RIVER RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| PO S 1/2 OF NW 1/4 SEC 36 T26N R16W COM N 1/4 COR OF SEC 36 S00°34'20" W ALG N/S 1/4 LN 1316.80 FT TO N 1/8 LN CONT S00°34'20" W 149.57 FT TO C/L RIVER RD S 63°12'23" W 790.31 FT CONT ON C/L ALG SW'LY CURVE TO RIGHT 255.67 FT (R=1630.34 CBD=S 67°41'56" W 255.41 FT) TO POB CONT SW'LY 360 FT (R= 1630.34 CBD=S 78°31' W 359.27 FT) N 00°41'35" E 360 FT N 78°31' E 359.27 FT S 00°41'35" W 360 FT TO POB. 2.96A +/- | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| SUBJ TO BLDG, USE RESTRICTIONS & ESMNTS IF ANY AND ALSO SUBJ TO ROW | | *Applies to all property taxable values in the State of Michigan | | | |
| DESC CORR FOR 2001 DESC CORR FOR 2016 [149/278; 12/72 249/210 QC; 5/91 251/28 QC; 10/05 2005R-06776 QC; 10/05 BP; 10/05 BP; 01/07 2007R-01104 AFF; | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$39 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 57,976 | 59,773 | 1,797 | | |
| 2. ASSESSED VALUE: | 134,200 | 130,700 | -3,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 134,200 | 130,700 | -3,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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L-4400

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| | | | |
|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-510-20 PROPERTY ADDRESS: 2032 RIVER RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MURRAY CARL & JEANETTE TRUST 11457 S CRAPO ST ASHLEY MI 48806 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| 381B* COM W 1/4 COR OF SEC N 511.20 FT TO C/L OF RIVER RD & POB N 799.30 FT TO N 1/8 LN E 200 FT S 13 DEG 52'20 787.61 FT TO C/L RIVER RD S 84 DEG 50'15 DEG 28'10 SEC 36 T26N R16W 5 A M/L P.A. 2032 RIVER ROAD [[4/77 165/876; 1/80 181/518 519; 10/89 239/23 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$124 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 100,647 | 103,767 |
| 2. ASSESSED VALUE: | | 183,100 | 178,300 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 183,100 | 178,300 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-510-30 PROPERTY ADDRESS: 2376 RIVER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MCCONNELL CLIFFORD 2376 RIVER RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| COM N 1/4 COR OF SEC 36 TH S 00° 34' 20" W ALG N/S 1/4 LN 1316.80 FT TO N 1/8 LN TH S 00° 34' 20" W 149.57 FT TO C/L RIVER RD TH S 63°12' 23" W ALG C/L 585.94 FT TO POB CONT S 63°12'23" W 204.37 FT TH CONT ALG CRV TO R 255.67 FT (R=1630.34 FT CBD=S 67° 41' 56" E 255.41 FT); TH N 0° 41' 35" E 360 FT TH N 78° 31' E 426 FT TH S 0° 41' 35" W 255.75 FT TO POB ALSO INCL BEG AT N 1/4 COR OF SEC TH S 00°34'20" W 1316.80 FT TO POB TH CONT S 00°34'20" W 149.57 FT TH S 63°12'23" W 585.95 FT TH N 00°41'35" E 414.53 FT TH S 89°54'35" E 519.51 FT TO POB SEC 36 T26N R16W 6.37 A M/L P.A. 2376 RIVER ROAD SPLIT 1989 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$53 | | | |
| | PRIOR YEAR VALUES | CURRENT YEAR TENTATIVE VALUES | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 2024 | 2025 | | | |
| 1. TAXABLE VALUE: | 78,080 | 80,500 | 2,420 | | |
| 2. ASSESSED VALUE: | 153,800 | 135,800 | -18,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 153,800 | 135,800 | -18,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
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The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-510-40 PROPERTY ADDRESS: 2058 RIVER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MURRAY CARL J & JEANETTE E LVNG TRS 11457 S CRAPO RD ASHLEY MI 48806 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 381-D* TH PT OF E 300 FT OF W 600 FT LYING E OF A LN COM AT C/L OF RIVER RD N 799.30 FT E 200 FT TO POB OF SD LN S 13 DEG 52'20 SEC 36 T26N R16W 5 A M/L SPLIT 1990 P.A. 2058 RIVER ROAD [[10/89 238/945 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$54 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 43,654 | 45,007 | 1,353 | | |
| 2. ASSESSED VALUE: | 63,900 | 61,400 | -2,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 63,900 | 61,400 | -2,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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L-4400

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-510-50 PROPERTY ADDRESS: 2214 RIVER RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CLARMONT MICHAEL 2214 RIVER RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| COM AT NW COR OF SEC S 1310.51 FT S 89° 54'35" E 600 FT S 333.81 FT TO POB CONT S 412 FT TO C/L OF RIVER RD N 84° 50'15" E 331.73 FT TH LVNG C/L N 381.63 FT N 89° 54'35" W 330 FT TO POB SEC 36 T26N R16W 3.01 A M/L SRVY P.A. 2214 RIVER RD & 2204(POLE BARN) SPLIT FROM 001-510-00 FOR 2001 PER ASSESSOR LDA 9/00 DESC CORR FOR 2005 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$26 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 38,852 | 40,056 | | |
| 2. ASSESSED VALUE: | | 59,400 | 57,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 59,400 | 57,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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| | | | |
|---|--|--|-------------------------------------|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-001-511-00 | | |
| | PROPERTY ADDRESS: 1300, | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DNR OFFICE OF FINANCIAL SERVICES PAYMENTS IN LIEU OF TAXES PROGRAM PO BOX 30735 LANSING MI 48909 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 102 | Agricultural |
| | PRIOR YEAR CLASSIFICATION: | 102 | Agricultural |
| | % 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: 382* E 212.75 FT OF W 224.75 FT OF S 396 FT OF SW 1/4 OF NW 1/4 SEC 36 T26N R16W 2 A M/L | CALCULATION CHANGES | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$2 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 2,229 | 2,298 | 69 |
| 2. ASSESSED VALUE: | 25,900 | 30,000 | 4,100 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 25,900 | 30,000 | 4,100 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR JILL BROWN | PHONE # (231) 881-4000 | EMAIL TOWNSHIPASSESSING@GMAIL.COM | |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-001-512-00 PROPERTY ADDRESS: 2233 RIVER RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GERISH DAVID PO BOX 481 TRENTON MI 48183 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 383* S 1/2 OF NW 1/4 S OF AARR ROW EXC E 222.75 FT OF W 234.75 FT SEC 36 T26N R16W 29 A M/L P.A. 2233 RIVER ROAD | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$71 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 57,393 | 59,172 | 1,779 | | |
| 2. ASSESSED VALUE: | 115,700 | 115,200 | -500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 115,700 | 115,200 | -500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | | |
| | PARCEL NUMBER: 05-001-512-99 | | | | | |
| | PROPERTY ADDRESS: FRANKFORT, | | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DNR OFFICE OF FINANCIAL SERVICES PAYMENTS IN LIEU OF TAXES PROGRAM PO BOX 30735 LANSING MI 48909 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 102 | Agricultural | | | |
| | PRIOR YEAR CLASSIFICATION: | 102 | Agricultural | | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | | |
| | % Exempt As "Qualified Agricultural Property": 100.00% | | | | | |
| LEGAL DESCRIPTION: ANN ARBOR RAILROAD ROW DSCRIB AS A STRIP OF LAND 100 FT WIDE BEG ON E SEC LN N OF N 1/8 LN W'LY TO A PT NEAR SW COR OF NW 1/4 OF NE 1/4 CONT SW'LY TO A PT ON W SEC LN IN SW 1/4 OF NW 1/4 SEC 36 T26N R15W NEW ON THE ROLL IN 1994 | % 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 | | | | | |
| | | | | | | |
| CALCULATION CHANGES | | | | | | |
| 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | | | |
| *Applies to all property taxable values in the State of Michigan | | | | | | |
| Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | | | |
| \$9 | | | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | | |
| | 12,885 | 13,284 | 399 | | | |
| 2. ASSESSED VALUE: | 57,800 | 60,400 | 2,600 | | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 57,800 | 60,400 | 2,600 | | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | | |
| 6. Assessor Change Reason(s) | | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | | |
| HOW TO FILE AN APPEAL | | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-040-001-00 PROPERTY ADDRESS: V/L ROBINSON RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HEINEMAN MARK & NANCY 215 CRESTON KALAMAZOO MI 49001 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 384-9* LOT 9 ARROW RIDGE SEC 9 T26N R16W [[8/75 165/680; 03/96 304/409-410 WD; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$12 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 9,457 | 9,750 | | |
| 1. TAXABLE VALUE: | | 39,900 | 39,900 | | |
| 2. ASSESSED VALUE: | | 39,900 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 39,900 | 39,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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| | | | |
|---|---|--|-------------------------------------|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-040-001-10 PROPERTY ADDRESS: LAKE RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PETRICK EDWARD & PATRICIA 700 N LINDEN AVE OAK PARK IL 60302 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: 384-4* LOT 4 ARROW RIDGE [[150/398; 9/82 193/791 WD; WD 221/443; | CALCULATION CHANGES | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$44 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 35,461 | 36,560 | 1,099 |
| 2. ASSESSED VALUE: | 48,100 | 48,100 | 0 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 48,100 | 48,100 | 0 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR JILL BROWN | PHONE # (231) 881-4000 | EMAIL TOWNSHIPASSESSING@GMAIL.COM | |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-040-001-20 PROPERTY ADDRESS: 975 LAKE RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: JOHNSON LAUREL F TRUST 117 N SOUTH DR BARRINGTON IL 60010-2218 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 384-5* LOT 5 ARROW RIDGE [[4/72 URLC; 4/76 167/364; 7/87 WD 221/444; 5/92 260/546 WD 6/94 285/757 TRUST; 6/94 285/757 TRUST; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$465 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 376,241 | 387,904 | 11,663 | | |
| 2. ASSESSED VALUE: | 497,900 | 493,000 | -4,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 497,900 | 493,000 | -4,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
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The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-040-001-30 PROPERTY ADDRESS: 2388 MAPLEARCH RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: TROVILLION LAMBERT & ELLEN 8111 WESTMORELAND AVE SAINT LOUIS MO 63105 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 384-2* LOT 2 ARROW RIDGE P.A. 2388 MAPLEARCH ROAD [[12/74 156/125; 11/78 176/543; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$209 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 169,245 | 174,491 | 5,246 | | |
| 2. ASSESSED VALUE: | 266,700 | 265,600 | -1,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 266,700 | 265,600 | -1,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-040-002-00 PROPERTY ADDRESS: LAKE RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BECK ROBERT J & GAIL C TRUST 3686 COURTNEY PLACE TRAVERSE CITY MI 49685 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 384-1* LOT 1 PLAT OF ARROW RIDGE [[6/94 285/757 TRUST; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$682 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 35,461 | 36,560 | | |
| 2. ASSESSED VALUE: | | 90,400 | 86,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 90,400 | 86,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-040-003-00 PROPERTY ADDRESS: 2380 MAPLEARCH RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BRUNNER CARLEY TRUST 4142 CASTLEMAN AVE ST LOUIS MO 63110 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 384-3* LOT 3 ARROW RIDGE P.A. 2380 MAPLEARCH ROAD [[12/82 194/728 MLC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$103 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 83,339 | 85,922 | 2,583 | | |
| 2. ASSESSED VALUE: | 172,200 | 167,800 | -4,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 172,200 | 167,800 | -4,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-040-004-00 PROPERTY ADDRESS: V/L ROBINSON RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LINDE SUSAN F 97C THORNHILL LANE BARRINGTON IL 60010 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 384-6* LOT 6 ARROW RIDGE [[8/71 URLC; 8/73 WD 151/80; 6/93 273/799 QC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$17 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 13,693 | 14,117 | 424 | | |
| 2. ASSESSED VALUE: | 40,600 | 40,600 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 40,600 | 40,600 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-040-005-00 PROPERTY ADDRESS: V/L ROBINSON RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WALKER FAMILY LTD PARTNERSHIP 16 RAYMOND ST FAIRHAVEN MA 02719 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 384-7* LOT 7 ARROW RIDGE [[12/71 URLC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$17 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 13,442 | 13,858 | 416 | | |
| 2. ASSESSED VALUE: | 39,900 | 39,900 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 39,900 | 39,900 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-040-006-00 PROPERTY ADDRESS: V/L ROBINSON RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FINLEY JOHN CHARLES 4478 SW HWY J TRIMBLE MO 64492 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 384-8* LOT 8 ARROW RIDGE [[12/71 URLC; 10/81 WD 189/162; 5/83 QC 196/555; 5/93 271/ 219 QT; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$17 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 13,442 | 13,858 | 416 | | |
| 2. ASSESSED VALUE: | 41,000 | 41,000 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 41,000 | 41,000 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
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| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-040-010-00 PROPERTY ADDRESS: V/L ROBINSON RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HEINEMAN MARK & NANCY 215 CRESTON KALAMAZOO MI 49001-6107 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 384-10* LOT 10 ARROW RIDGE II 1/78 URLC; 03/96 304/409-410 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$12 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 9,457 | 9,750 | 293 | | |
| 2. ASSESSED VALUE: | 55,000 | 55,000 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 55,000 | 55,000 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-045-001-00 PROPERTY ADDRESS: 1735 SOUTH SHORE DR E FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SMITH PATRICIA K TRUST 20 S SALEM AVE ARLINGTON HEIGHTS IL 60005 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| 384 A* LOTS 1-2-38-39 ASSESSORS PLAT OF ROBINSONS RESORT SEC 14 T26N R16W P.A. 1735 E. SOUTH SHORE DRIVE [[117/443; 3/90 241/787 QC; 2/92 257/547 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$247 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 199,568 | 205,754 |
| 2. ASSESSED VALUE: | | 609,100 | 787,300 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 609,100 | 787,300 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-045-002-00 PROPERTY ADDRESS: 1717 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: THORP FAMILY COMPANY TRUSTEE 12614 RAIL LANE PALOS PARK IL 60464-1546 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | | .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: | | CALCULATION CHANGES | | | |
| 385* LOTS 3-37 ASSESSORS PLAT OF ROBINSONS RESORT. P.A. 1717 E. SOUTH SHORE DRIVE [(3/90 241/789 QCD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$164 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 132,790 | 136,906 | 4,116 | | |
| 2. ASSESSED VALUE: | 330,700 | 419,600 | 88,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 330,700 | 419,600 | 88,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-045-003-00 PROPERTY ADDRESS: 1705 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: RODES JOHN W 1608 CRYSTAL LAKE DR BRENTWOOD TN 37027 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 386* LOTS 4 & 36 ASSESSORS PLAT OF ROBINSONS RESORT. P.A. 1705 E. SOUTH SHORE DRIVE [[199/668; 7/92 262/360 QC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$198 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 159,798 | 164,751 | 4,953 | | |
| 1. TAXABLE VALUE: | 159,798 | 164,751 | 4,953 | | |
| 2. ASSESSED VALUE: | 394,100 | 479,100 | 85,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 394,100 | 479,100 | 85,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| | | | | | |
|---|---|--|-------------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-045-003-01 | | | | |
| | PROPERTY ADDRESS: BLUFF LN FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KIRSHNER JOYCY B TRUST 119 AIRPORT RD FRANKFORT MI 49635 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: 386A* LOT 35 ASSESSORS PLAT OF ROBINSONS RESORT [[11/83 URLC | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$195 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 0 | 4,900 | 4,900 | | |
| 2. ASSESSED VALUE: | 0 | 4,900 | 4,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: | 1.000 | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 0 | 4,900 | 4,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-045-004-00 PROPERTY ADDRESS: 1697 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KIRSHNER JOYCE B TRUST 119 AIRPORT RD FRANKFORT MI 49635- | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 387* LOT 5 ASSESSORS PLAT OF ROBINSONS RESORT. P.A. 1697 E. SOUTH SHORE DRIVE [[3/75 157/240; 2/94 280/796 QC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$82 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 121,554 | 125,322 | 3,768 | | |
| 2. ASSESSED VALUE: | 332,400 | 417,200 | 84,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 332,400 | 417,200 | 84,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-045-005-00 PROPERTY ADDRESS: 1685 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CARLSON TIMOTHY A & CAROL D JRT 1924 PLATINUM FALLS ADA MI 49301 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 388* LOTS 6-34 ASSESSORS PLAT OF ROBINSONS RESORT. P.A. 1685 E. SOUTH SHORE DRIVE [I 7/75 158/47 WD; 1/78 QC 186/190; 3/81 QC 186/191; 8/87 QC 221/879; 9/95 297/670 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$449 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 362,846 | 374,094 | 11,248 | | |
| 2. ASSESSED VALUE: | 445,100 | 572,400 | 127,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 445,100 | 572,400 | 127,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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L-4400

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-045-006-00 PROPERTY ADDRESS: 1673 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MORRIS SUSAN TAYLOR 98 RIVERSIDE AVE RIVERSIDE CT 06878 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 389* LOTS 7-8-32-33 ASSESSORS PLAT OF ROBINSONS RESORT P.A. 1673 E. SOUTH SHORE DRIVE | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$406 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 328,595 | 338,781 | | |
| 2. ASSESSED VALUE: | | 748,400 | 927,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 748,400 | 927,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-045-007-00 PROPERTY ADDRESS: 1659 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DUNCAN JOYCE L & GOLOMSKI KITTIE M 1330 GREENWAY DR JACKSON MO 63755 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 390* LOTS 9 & 31 ASSESSORS PLAT OF ROBINSONS RESORT. P.A. 1659 E. SOUTH SHORE DRIVE [I 7/75 158/327; 203/874 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$174 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 140,469 | 144,823 | 4,354 | | |
| 2. ASSESSED VALUE: | 365,600 | 454,800 | 89,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 365,600 | 454,800 | 89,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-045-008-00 PROPERTY ADDRESS: 1643 SOUTH SHORE DR E FRANKFORT, 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ELLIOTT DAVID E & ANDREA L TRUST 3480 CUMBERLAND RIDGE RD NORTH LIBERTY IA 52317 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | | .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: 391* LOT 10 ASSESSORS PLAT OF ROBINSONS RESORT. P.A. 1643 E. SOUTH SHORE DRIVE [[11/88 230/963 QC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$249 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 201,598 | 207,847 | 6,249 | | |
| 1. TAXABLE VALUE: | 201,598 | 207,847 | 6,249 | | |
| 2. ASSESSED VALUE: | 330,400 | 420,200 | 89,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 330,400 | 420,200 | 89,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-045-009-00 PROPERTY ADDRESS: 1633 SOUTH SHORE DR E FRANKFORT, 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ELLIOTT COTTAGE TRUST 3480 CUMBERLAND RIDGE RD NORTH LIBERTY IA 52317 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| 392* LOTS 11-30 ASSESSORS PLAT OF ROBINSONS RST TGTR WITH LK FRT LYING E OF C/L OF CREEK & W OF EXTN OF E LN OF LOT 11 DSCRPT CRCTN 1995 P.A. 1633 E. SOUTH SHORE DRIVE [5/73 150/292; 9/94 291/96 QC; 9/95 297/840 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$949 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 296,784 | 320,584 |
| 2. ASSESSED VALUE: | | 661,700 | 821,000 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 661,700 | 821,000 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | Field Inspection, Land Improvement Added, Omitted Property TWDJFIN GARAGEJA/C | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

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THIS IS NOT A TAX BILL**L-4400****Notice of Assessment, Taxable Valuation, and Property Classification**

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-045-010-00 PROPERTY ADDRESS: 1573 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: RECOOPERATION COTTAGE TRUST 1573 SOUTH SHORE E FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 393* PT OF LOT 12 ASS'R PLAT OF ROBINSON RST DSCRB AS COM AT SW COR OF GOV'T LOT 1 SEC 14 T26N R16W N 4'15 DEG 55'45 POB S 89 DEG 55'45 5 FT N 4'15 DEG 10'55 RIP RGTS DSCRB AS LYING E OF W LN OF ABOVE PRCL LN EXTN & W OF A PRCL BEING 80 FT W OF ROW OF ROBINSON RD CRCTN 1995 P.A. 1571 E. SOUTH SHORE DRIVE [[12/74 URLC; 9/89 237/952 WD; 5/91 250/753 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$307 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 453,070 | 14,045 | | |
| 2. ASSESSED VALUE: | | 793,400 | 141,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 793,400 | 141,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | | PHONE # | | | |
| JILL BROWN | | (231) 881-4000 | | | |
| EMAIL | | | | | |
| TOWNSHIPASSESSING@GMAIL.COM | | | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-045-010-01 PROPERTY ADDRESS: 1575 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KWASNICK BENJAMIN & KRISTEN 1575 SOUTH SHORE DR E FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 393-1* PT OF LOT 12 ASS'R PLAT OF ROBINSON RST DSCRB AS COM SW COR OF GOV'T LOT 1 SEC 14 T26N R16W N 4'15 DEG 55'45 E 60.87 FT TO ROBINSON RD N ALG SD RD ROW 142.80 FT TO S'LY ROW S SHR RD N 80 DEG 15'20 FT S 150.32 FT N 89 DEG 55'45 DSCRB AS TH PT LYING WITHIN A PRCL BEING 80 FT W OF A LN EXT N FROM NE COR OF LOT 12 OF SD PLAT DESC CTRN 1995 P.A. 1575 E. SOUTH SHORE DRIVE [[2/75 157/510; 4/91 249/840 QC; 6/91 253/166 QC; 6/91 253/ 167 QC; 3/93 269/943 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$307 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 453,027 | 14,043 | | |
| 2. ASSESSED VALUE: | | 688,500 | -1,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 688,500 | -1,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | | PHONE # | | | |
| JILL BROWN | | (231) 881-4000 | | | |
| | | EMAIL | | | |
| | | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-045-011-00 PROPERTY ADDRESS: 1563 SOUTH SHORE DR E FRANKFORT, 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FELTS MRS MARY JEAN TRUSTEE NANCY WALTZ 12787 CAMINO DE LA BRECCIA SAN DIEGO CA 92128 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| 394* LOT 13 EXC W 50 FT ASS'ORS PLAT ROBINSONS RESORT P.A. 1563 E. SOUTH SHORE DRIVE [[22/61 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$203 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 164,570 | 169,671 | 5,101 | | |
| 2. ASSESSED VALUE: | 458,800 | 585,800 | 127,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 458,800 | 585,800 | 127,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL**L-4400****Notice of Assessment, Taxable Valuation, and Property Classification**

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| | | | |
|---|---|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-045-012-00 PROPERTY ADDRESS: 1539 SOUTH SHORE DR E FRANKFORT, 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MADISON RICHARD D III RLT 9 BOW CREEK DR MOUNTAIN TOP PA 18707-1526 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| W 50 FT OF LOT 13 ALSO LOT 14 ALSO LOT 15 EXC W 20 FT ASS'ORS PLAT ROBINSON RESORT P.A. 1539 E. SOUTH SHORE DRIVE P/O 05-045-013-00 COMB HERE FOR 2018 [[6/76 161/461 QC; 161/496; 9/77 168/477 MLC; QC; 9/81 ALC 188/474; 6/82 QC 191/695; 6/82 QC 191/693; 6/90 243/884 WD; 10/01 404/458 QC; 10/01404/459 QC; 12/08 2009R-00708 DEED; 10/09 2009R-06433 DEED; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$619 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 500,609 | 516,127 |
| 2. ASSESSED VALUE: | | 790,100 | 994,800 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 790,100 | 994,800 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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L-4400

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| | | | |
|---|--|--|-------------------------------------|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-045-014-00 PROPERTY ADDRESS: 1515 SOUTH SHORE DR E FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DAVIDSON UNA B & JAMES A ETAL 5106 EAGLE PERCH WAY GREENSBORO NC 27407 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | CALCULATION CHANGES | | |
| BEG 820 FT N & 150 FT E OF SW CRNR OF GOV'T LOT 1 TH N TO CRYSTAL LAKE TH E ALNG THE WATER' S EDGE 62.5 FT; TH S TO A POINT 62.5 FT E OF BEG TH W TO BEG TGTHR W/FULL RIP RGHTS & SUBJ TO ROW OF SHORE ROAD SEC14 T26N R16WE INT TO DESC LOT 16 OF PLAT OF ROBINSON'S RESORT ALSO W SEC14 T26N R16W ACC TO REC PLAT & ESMNTS AS RECORDED, IF ANY P.A. 1515 E. SOUTH SHORE DRIVE [[208/870; 8/85 WD 228/356; 8/85 WD 228/356; 2/93 295/1161 WD; | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$189 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 277,993 | 286,610 | 8,617 |
| 2. ASSESSED VALUE: | 649,700 | 832,200 | 182,500 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 649,700 | 832,200 | 182,500 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | PHONE # | EMAIL | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | |
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| | | | | | |
|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-045-015-00 PROPERTY ADDRESS: 1507 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ROBERDEAUX FAMILY DYNASTY TRST 1104 CARPENTERS TRACE VILLA HILLS KY 41017 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 398* LOT 17 ASSESSORS PLAT OF ROBINSONS RESORT. P.A. 1507 E. SOUTH SHORE DRIVE [[9/75 158/971 | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$391 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 315,925 | 325,718 | 9,793 | | |
| 1. TAXABLE VALUE: | 315,925 | 325,718 | 9,793 | | |
| 2. ASSESSED VALUE: | 468,400 | 484,200 | 15,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 468,400 | 484,200 | 15,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-045-016-00 PROPERTY ADDRESS: 1495 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: OVIATT SUSAN L TRUST RADECKY WILLIAM JR 1285 DOGWOOD MEADOWS ADA MI 49301 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 399* LOT 18 ASSESSORS PLAT OF ROBINSONS RESORT. P.A. 1495 E. SOUTH SHORE DRIVE | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$221 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 178,879 | 184,424 | 5,545 | | |
| 2. ASSESSED VALUE: | 438,500 | 518,500 | 80,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 438,500 | 518,500 | 80,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-045-017-00 PROPERTY ADDRESS: 1483 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SUTTON GREGORY P 406 N HAMILTON #205 SAGINAW MI 48602 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 400* LOT 19 ASSESSORS PLAT OF ROBINSONS RESORT. P.A. 1483 E. SOUTH SHORE DRIVE [[213/803; 12/86 218/370-371 QC; 1/87 218/372 QC; 2/88 QC 229/672; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$259 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 209,543 | 216,038 | 6,495 | | |
| 2. ASSESSED VALUE: | 327,300 | 416,400 | 89,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 327,300 | 416,400 | 89,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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L-4400

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-045-018-00 PROPERTY ADDRESS: MAPLE ST FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HEERINGA ARLYS J TRUST PO BOX 738 GRANDVILLE MI 49468 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 401* LOT 20 ASSESSORS PLAT OF ROBINSONS RESORT. [[3/78 174/93 94; 7/80 183/111 QC ; 206/50 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$21 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 17,360 | 17,898 | 538 | | |
| 2. ASSESSED VALUE: | 82,500 | 82,500 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 82,500 | 82,500 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-045-019-00 PROPERTY ADDRESS: 1506 MAPLE ST FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HEERINGA ARLYS J TRUST PO BOX 738 GRANDVILLE MI 49468 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
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| | % 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: 402* LOT 21 & W 25 FT OF LOT 22 ASS'ORS PLAT ROBINSONS RST P.A. 1506 MAPLE STREET [11/75 159/447; 8/81 188/159; 208/684; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$103 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 83,470 | 86,057 | 2,587 | | |
| 2. ASSESSED VALUE: | 210,300 | 209,100 | -1,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 210,300 | 209,100 | -1,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
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| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-045-020-00 PROPERTY ADDRESS: MAPLE ST FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LONGMIRE JOHN M TRUST NORTHERN TRUST COMPANY KEVIN BOHN NORTHERN TRUST BANK 8027 FORSYTH BLVD STE 750 SAINT LOUIS MO 63105 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: 403* LOT 22 EXC W 25 FT ASS'ORS PLAT ROBINSONS RESORT [[10/75 160/536; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$30 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 24,397 | 25,153 | | |
| 1. TAXABLE VALUE: | | 61,900 | 61,900 | | |
| 2. ASSESSED VALUE: | | 61,900 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 61,900 | 61,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-045-021-00 PROPERTY ADDRESS: 1544 MAPLE ST FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LONGMIRE JOHN M & NORTHERN TRUST B KEVIN BOHN NORTHERN TRUST BANK 8027 FORSYTH BLVD STE 750 SAINT LOUIS MO 63105 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 404* LOTS 23-24 ASSESSORS PLAT OF ROBINSONS RESORT. P.A. 1544 MAPLE STREET | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$51 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 41,492 | 42,778 | 1,286 | | |
| 2. ASSESSED VALUE: | 134,300 | 134,100 | -200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 134,300 | 134,100 | -200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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L-4400

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-045-022-00 PROPERTY ADDRESS: MAPLE ST FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: RUHL STEPHEN C & PATRICIA D 5492 BATES ST SEMINOLE FL 33772 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 406* LOT 25 ASSESSORS PLAT OF ROBINSONS RESORT. [[12/87 WD 225/267; 5-95 297/202 DC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$20 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 16,306 | 16,811 | 505 | | |
| 2. ASSESSED VALUE: | 41,300 | 41,300 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 41,300 | 41,300 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-045-023-00 PROPERTY ADDRESS: 1564 MAPLE ST FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: RUHL STEPHEN C & PATRICIA D 5492 BATES ST SEMINOLE FL 33772 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
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| | % 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: 407* LOT 26 ASSESSORS PLAT OF ROBINSONS RESORT. P.A. 1564 MAPLE STREET ((5-95 297/202 DC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$91 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 73,676 | 75,959 | 2,283 | | |
| 2. ASSESSED VALUE: | 116,500 | 116,200 | -300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 116,500 | 116,200 | -300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
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| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-045-024-00 PROPERTY ADDRESS: 1578 MAPLE ST FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: RUHL PATRICIA M TRST 962 GOSSELIN CIRCLE BATAVIA IL 60510 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 408* LOT 27 ASSESSORS PLAT OF ROBINSONS RESORT. P.A. 1578 MAPLE STREET [[12/76 163/357; 5/80 QC 182/900; 6/87 WD 220/669; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$55 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 44,421 | 45,798 | 1,377 | | |
| 1. TAXABLE VALUE: | 44,421 | 45,798 | 1,377 | | |
| 2. ASSESSED VALUE: | 116,700 | 116,400 | -300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 116,700 | 116,400 | -300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-045-025-00 PROPERTY ADDRESS: 1584 MAPLE ST FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SCHINDLER JEFFREY 17 RUE DU RIVOLI PLACE HENDERSON NV 89011 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 409* LOT 28 ASSESSORS PLAT OF ROBINSON RESORT. P.A. 1584 MAPLE STREET | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$86 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 69,865 | 72,030 | 2,165 | | |
| 2. ASSESSED VALUE: | 110,700 | 110,400 | -300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 110,700 | 110,400 | -300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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L-4400

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-045-026-00 PROPERTY ADDRESS: 1596 MAPLE ST FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HEIT JUDITH A 1596 MAPLE ST FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 410* LOT 29 ASSESSORS PLAT OF ROBINSONS RESORT. P.A 1596 MAPLE STREET [[BP 2/93; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$39 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 57,649 | 59,436 | 1,787 | | |
| 2. ASSESSED VALUE: | 187,500 | 186,400 | -1,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 187,500 | 186,400 | -1,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-045-027-00 PROPERTY ADDRESS: ROBINSON RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PALMER ALEC W & MARY E TRST 11109 W COLBY RD GOWEN MI 49326 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 411* LOT 40 ASSESSORS PLAT OF ROBINSONS RESORT. [[7/93 272/901 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$9 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 7,343 | 7,570 | 227 | | |
| 2. ASSESSED VALUE: | 41,300 | 41,300 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 41,300 | 41,300 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
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| ASSESSOR | PHONE # | EMAIL | | | |
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State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-045-028-00 PROPERTY ADDRESS: 1714 ROBINSON RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PALMER ALEC W & MARY E TRST 11109 W COLBY RD GOWEN MI 49326 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 412* LOT 41 ASSESSORS PLAT OF ROBINSONS RESORT. P.A. 1714 ROBINSON ROAD [[7/82 192/172 QC; 8/83 198/895 QC; 11/88 QC 231/349; 2/91 249/60 QC; 9/92 263/808 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$47 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 38,223 | 39,407 | | |
| 2. ASSESSED VALUE: | | 79,300 | 79,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 79,300 | 79,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-045-029-00 PROPERTY ADDRESS: 1698 ROBINSON RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: INGRAHAM MICHELLE & MARTIN SHARON 1850 ELTON CT ROCHESTER HILLS MI 48309 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 413* LOT 42 ASSESSORS PLAT OF ROBINSONS RESORT P.A. 1698 ROBINSON ROAD [[5/77 166/617; BP 6/92; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$124 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 100,611 | 103,729 | 3,118 | | |
| 2. ASSESSED VALUE: | 163,500 | 162,200 | -1,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 163,500 | 162,200 | -1,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-045-030-00 PROPERTY ADDRESS: 1680 ROBINSON RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LIPSON ANDREA TRUST 1205 HARBROOKE LN ANN ARBOR MI 48103 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 415* LOTS 44-45-46 ASSESSORS PLAT OF ROBINSONS RESORT P.A. 1680 ROBINSON ROAD [[208/841 | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$244 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 197,450 | 203,570 | | |
| 1. TAXABLE VALUE: | | 348,700 | 346,500 | | |
| 2. ASSESSED VALUE: | | | -2,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 348,700 | 346,500 | | |
| | | | -2,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|--|

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L-4400

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-045-031-00 PROPERTY ADDRESS: 1668 ROBINSON RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LUEDTKE ALAN LUEDTKE JEAN ROBINSON RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 416* LOT 47 LYING E OF A LN DSCARB AS BEG SE COR OF LOT 47 N 77 DEG 43'39 DEG 58'08 30'22 ASSESSOR'S PLAT ROBINSON'S RESORT SPLIT 1993 P.A. 1668 ROBINSON ROAD [I 10/86 216/155; 10/89 239/165 WD; 10/92 266/40 QC; BP 9/93; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$97 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 143,002 | 147,435 | 4,433 | | |
| 2. ASSESSED VALUE: | 216,400 | 215,300 | -1,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 216,400 | 215,300 | -1,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-045-031-01 PROPERTY ADDRESS: 1648 ROBINSON RD FRANKFORT, | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LUTZ RICHARD C & JILL E JNT TRUST PO BOX 1037 FRANKFORT MI 49635-9754 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| 416C* LOT 47 LYING W OF A LN DSCRB AS BEG SE COR LOT 47 N 77 DEG 43'39 DEG 58'08 30'22 ASSESSOR'S PLAT ROBINSON'S RESORT SPLIT 1993 P.A. 1648 ROBOINSON ROAD [[1/78 169/179; 5/83 LC 197/403; 2/90 241/693 WD; 11/92 273/541 QC; BP 7/93; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$42 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| 1. TAXABLE VALUE: | | 62,192 | 64,119 |
| 2. ASSESSED VALUE: | | 159,000 | 158,600 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 159,000 | 158,600 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-045-031-02 PROPERTY ADDRESS: ROBINSON RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LUEDTKE ALAN K & JEAN M 1668 ROBINSON RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 416A-1* LOT 50 ASSESSORS PLAT ROBINSONS RESORT [[288/1167 DC; 10/94 288/1166 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$34 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 27,139 | 27,980 | 841 | | |
| 2. ASSESSED VALUE: | 123,500 | 123,500 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 123,500 | 123,500 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-045-031-10 PROPERTY ADDRESS: 1726 ROBINSON RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LIPSON ANDREA TRUST 1205 HARBROOKE ANN ARBOR MI 48103 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 416B* LOTS 43 & 49 ASSESSORS PLAT OF ROBINSON'S RESORT P.A. 1726 ROBINSON ROAD [[9/88 WD 237/218; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$137 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 111,098 | 114,542 | 3,444 | | |
| 2. ASSESSED VALUE: | 230,600 | 229,500 | -1,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 230,600 | 229,500 | -1,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|--|
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L-4400

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| | | | | | |
|---|--|-------------------------------|----------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-045-032-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: COLD BROOK SPRINGS PARK GENE HEERINGA PO BOX 738 GRANDVILLE MI 49468 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: 416A* LOT 52 60 61 ASSESSORS PLAT OF ROBINSONS RESORT & ALSO PT OF LK FRT LYING E OF EXTN OF W ROW LN OF ROBINSON RD & C/L OF CREEK DSCRPT CRCTN 1995 [9/94 291/97 QC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | % 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 | | | | |
| 1. TAXABLE VALUE: | Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$120 | | | | |
| | PRIOR YEAR VALUES | CURRENT YEAR TENTATIVE VALUES | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 2024 | 2025 | | | |
| 2. ASSESSED VALUE: | 97,419 | 100,438 | 3,019 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | 407,100 | 523,400 | 116,300 | | |
| 4. STATE EQUALIZED VALUE (SEV): | 407,100 | 523,400 | 116,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-045-033-00 PROPERTY ADDRESS: 1628 ROBINSON RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SINGLETON JIMMIE J & BARBARA SINGLETON JIMMY 8401 JOY ROAD PLYMOUTH MI 48170 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 417* LOTS 48 ASSESSORS PLAT OF ROBINSONS RESORT. P.A. 1628 ROBINSON ROAD SPLIT TO 10-05-045-033-01 FOR 1997 [[4/80 182/66 QC; 3/83 195/396 QC; 203/16 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$48 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 39,056 | 40,266 | | |
| 2. ASSESSED VALUE: | | 109,100 | 108,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 109,100 | 108,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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L-4400

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| | | | | | |
|---|--|-------------------------------|----------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-045-033-01 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SINGLETON JIMMIE J SINGLETON BARBARA& STEVEN 8401 JOY ROAD PLYMOUTH MI 48170 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: LOT 51 ASSESSORS PLAT OF ROBINSONS RESORT SPLIT FROM 10-05-045-033-00 FOR 1997 | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | % 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 | | | | |
| 1. TAXABLE VALUE: | Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$12 | | | | |
| | PRIOR YEAR VALUES | CURRENT YEAR TENTATIVE VALUES | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 2024 | 2025 | | | |
| 2. ASSESSED VALUE: | 9,525 | 9,820 | 295 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | 38,400 | 38,400 | 0 | | |
| 4. STATE EQUALIZED VALUE (SEV): | | | | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | 38,400 | 38,400 | 0 | | |
| 6. Assessor Change Reason(s) | WAS NOT | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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L-4400

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| | | | |
|---|---|---------------------------------------|----------------------------------|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-045-034-00 PROPERTY ADDRESS: ROBINSON RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: RECOOPERATION COTTAGE TRUST 1573 SOUTH SHORE E FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: 419* LOT 53 ASSESSORS PLAT OF ROBINSONS RESORT. [[176/489; 179/803; 12/78 176/491; 217/239 WD; 9/89 237/952 WD; 5/91 250/753 QC; | CALCULATION CHANGES | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$37 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 29,982 | 30,911 | 929 |
| 2. ASSESSED VALUE: | 120,700 | 120,700 | 0 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 120,700 | 120,700 | 0 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR JILL BROWN | PHONE # (231) 881-4000 | EMAIL TOWNSHIPASSESSING@GMAIL.COM | |
| HOW TO FILE AN APPEAL | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

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|--|

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| | | | | |
|---|----------------|--|--|-------------------------------------|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | | PARCEL IDENTIFICATION | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: VANDONSELAAR RICHARD R & VANDONSELAAR LOIS J 3022 HARBORVIEW CT KALAMAZOO MI 49009 | | PARCEL NUMBER: 05-045-035-00 | | |
| | | PROPERTY ADDRESS: 1533 MAPLE ST FRANKFORT, | | |
| | | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| | | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | | % Exempt As "Homeowners Principal Residence": .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: | | |
| | | CALCULATION CHANGES | | |
| 420* LOT 58 ASSESSORS PLAT OF ROBINSONS RESORT. P.A. 1533 MAPLE ST [[11/75 158/793; 6/83 196/784 WD; BP 4/92; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | | *Applies to all property taxable values in the State of Michigan | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax billl by approximatelv: | | |
| | | \$88 | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 71,410 | 73,623 | 2,213 | |
| 2. ASSESSED VALUE: | 261,200 | 260,600 | -600 | |
| 3. TENTATIVE EQUALIZATION FACTOR: | 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 261,200 | 260,600 | -600 | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | |
| ASSESSOR | PHONE # | EMAIL | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | |
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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-045-036-00 PROPERTY ADDRESS: 1561 MAPLE ST FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ORENDORF RYAN & AVERY 707 W LIVE OAK ST AUSTIN TX 78704 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: 421* LOTS 54-55-57 ASSESSORS PLAT ROBINSONS RST P.A. 1561 MAPLE STREET [[6/73 150/165; 12/87 WD 225/977-980; | | CALCULATION CHANGES | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$4902 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 66,200 | 189,100 |
| 2. ASSESSED VALUE: | | 237,300 | 189,100 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 237,300 | 189,100 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|---|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-045-036-10 PROPERTY ADDRESS: MAPLE ST FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ORENDORF RYAN & AVERY 707 W LIVE OAK ST AUSTIN TX 78704 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: 421A* LOT 56 ASSESSORS PLAT ROBINSONS RESORT [[11/73 153/138; 12/87 WD 225/977-980; | | CALCULATION CHANGES | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$792 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 7,546 | 27,400 |
| 2. ASSESSED VALUE: | | 54,900 | 27,400 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 54,900 | 27,400 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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THIS IS NOT A TAX BILL**L-4400****Notice of Assessment, Taxable Valuation, and Property Classification**

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-045-038-00 PROPERTY ADDRESS: 1493 MAPLE ST FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FRANKA LAWRENCE P FRANKA BONNIE T PO BOX 1051 FRANKFORT MI 49635-1051 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 422* LOT 59 ASSESSORS PLAT OF ROBINSONS RESORT P.A. 1493 MAPLE STREET [[5/80 182/591 WD; 7/73 162/837; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$46 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 68,118 | 70,229 | 2,111 | | |
| 2. ASSESSED VALUE: | 225,500 | 224,500 | -1,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 225,500 | 224,500 | -1,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-050-001-00 PROPERTY ADDRESS: 4540 MOLLINEAUX RD KINGSLEY, MI 49649 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: RUMELHART DONALD L & JUDITH 1472 TOWSLEY LANE ANN ARBOR MI 48105-9336 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| PT LOT 1 BAY POINT: BEG NW COR PLAT OF BAY POINT TH N 29° 39'02" W 133.82 FT TO PT NEAR SHR CRYSTAL LK TH ALG SHR TRAV LN N 67° 54'14" E 16.58 FT TH S 33° 19'16" E 127.22 FT TH S 34° 52'29" E 201.09 FT TO S LN LOT 1 TH S 49° 34'15" W 44.39 FT TO SW COR LOT 1 TH N 29° 26'55" W 203.88 FT TO POB RIP RGTS P.A. 4540 MOLLINEAUX ROAD SPLIT TO 050-001-10 FOR 2008 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$61 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 49,058 | 50,578 | 1,520 | | |
| 2. ASSESSED VALUE: | 90,500 | 119,900 | 29,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 90,500 | 119,900 | 29,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-050-002-00 PROPERTY ADDRESS: 4552 MOLLINEAUX RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PEELE JON R REV TRUST PO BOX 1635 MOUNT DORA FL 32756 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| LOT 2 BAY POINT ALSO TH PT OF LOT 1 DESC AS: COM NW COR PLAT OF BAY POINT TH N 49° 34' 46" E 25.01 FT TO POB TH N 33° 19' 16" W 127.22 FT TO PT NEAR SHR CRYSTAL LK TH ALG SHR TRAV LN N 67° 54' 14" E 16.57 FT TH S 35° 14' 06" E 19.20 FT TH S 61° 29' 29" W 4.78 FT TO PT ON LN BET LOTS 1 AND 2 EXTENDED TH S 40° 24' 09" E 102.90 FT TO NE COR LOT 1 TH S 40° 24' 09" E 200.14 FT TO SE COR LOT 1 TH S 49° 34' 15" W 44.38 FT TH N 34° 52' 29" W 201.09 FT TO POB RIP RGTS 10-05-050-001-10 COMB HERE FOR 2009 P.A. 4552 MOLLINEAUX RD | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$280 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 226,729 | 233,757 | | |
| 2. ASSESSED VALUE: | | 391,400 | 514,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 391,400 | 514,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-050-003-00 PROPERTY ADDRESS: 4570 MOLLINEAUX RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PEELE SUZANNE K TRUST PO BOX 1635 MOUNT DORA FL 32756 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 426* LOT 3 & SW 10 FT OF LOT 4 BAY POINT P.A. 4570 MOLLINEAUX ROAD [[6/75 157/832; 7/93 273/330 QC; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$157 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 127,379 | 131,327 | | |
| 1. TAXABLE VALUE: | | 401,500 | 525,200 | | |
| 2. ASSESSED VALUE: | | 401,500 | 525,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | 401,500 | 525,200 | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 401,500 | 525,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-050-004-00 PROPERTY ADDRESS: 4574 MOLLINEAUX RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FROEHLICH MICHAEL & KAREN 1925 W MAPLE RD TROY MI 48084 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 427* LOT 4 EXC SW 10 FT ALSO LOT 5 BAY POINT. P.A. 4574 & 4588 MOLLINEAUX ROAD [[8/73 153/941; 3/93 269/939 WD; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$530 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 428,604 | 441,890 | | |
| 2. ASSESSED VALUE: | | 641,300 | 835,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 641,300 | 835,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| |
|--|
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|--|

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| | | | |
|---|---|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-050-005-00 PROPERTY ADDRESS: 4592 MOLLINEAUX RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BUSSELL FAMILY TRST & YOUNG SUSAN M & JAMES R TRUST 11936 GARNSEY AVE GRAND HAVEN MI 49417 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | |
| 428* LOT 6-7 & TH PT BTW SW & NE LN OF LOT 7 EXTENDED TO CTR OF MOLLINEAUX RD EXC DR BAY POINT P.A. 4592 MOLLINEAUX ROAD [[3/88 226/09&10&86 QC'S; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$234 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 189,549 | 195,425 |
| 2. ASSESSED VALUE: | | 633,600 | 831,500 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 633,600 | 831,500 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-050-006-00 PROPERTY ADDRESS: 4612 MOLLINEAUX RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: POGGEMEYER SHIRLEY J TRUST (50%) POGGEMEYER LESTER H TRUST (50%) 4612 MOLLINEAUX RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: LOT 8 BAY POINT ALSO LAND LYING BETWEEN LOT 8 AND C/L OF MOLLINEAUX RD AND LOT LNS OF LOT 8 EXTENDED ALSO INCL BEG N'LY COR LOT 9 BAY POINT TH SE'LY ALG LOT LN 35 FT TH SW'LY AT RT ANG TO W'LY LOT LN TH NW'LY ALG LOT LN TO NW'LY COR LOT 9 TH NE'LY TO POB TOG W/BEACH ADJ BOUNDARY CHANGE W/ 050-007-00 FOR 2014 DESC CORR FOR 1998 P.A. 4612 MOLLINEAUX ROAD [[204/298-299; 204/291; 10/87 223/196-197; 07/00 374/906 WD; 08/00 375/985 WD; 03/04 501/36 QC; 04/04 503/702 WD; 05/04 506/528 QC; 06/08 2008R-03354 JUDGE; 09/08 2008R-04535 JUDGE; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$289 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 425,628 | 438,822 | 13,194 | | |
| 2. ASSESSED VALUE: | 846,400 | 1,092,900 | 246,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 846,400 | 1,092,900 | 246,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-050-007-00 PROPERTY ADDRESS: 4624 MOLLINEAUX RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: L & S FAMILY LTD PO BOX 866 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| LOT 9 BAY POINT ALSO LANDS LYING BETWEEN LOT 9 AND MOLLINEAUX RD AND LOT LINES EXTENDED EXC BEG NE'LY COR LOT 9 TH SE'LY ALG LOT LN 35 FT TH SW'LY AT RT ANG TO W'LY LOT LN TH NW'LY ALG LOT LN TO NW'LY COR LOT 9 TH NE'LY TO POB WITH THE BEACH ADJ BOUNDARY CHANGE W/050-006-00 FOR 2014 P.A. 4624 MOLLINEAUX ROAD [3/90 241/798 WD; 11/95 299/823 WD; 06/97 322/307 WD; 12/97 325/859 EASE; 05/04 506/526 QC; 06/08 2008R-03354 JUDGE; 09/08 2008R-04535 JUDGE; 07/12 2012R-03630 QC; 05/13 2013R-02584 AFF OF CORR; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$50 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 40,258 | 41,505 | 1,247 | | |
| 2. ASSESSED VALUE: | 250,600 | 265,900 | 15,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 250,600 | 265,900 | 15,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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| | | | | |
|---|--|--|---------------------------------------|----------------------------------|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | | PARCEL IDENTIFICATION | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: STOKES JANET K LIVING TRUST STOKES JANET K TRUSTEE 4634 MOLLINEAUX RD FRANKFORT MI 49635 | | PARCEL NUMBER: 05-050-008-00 | | |
| | | PROPERTY ADDRESS: 4634 MOLLINEAUX RD FRANKFORT, MI 49635 | | |
| | | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| | | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 Residential | |
| | | PRIOR YEAR CLASSIFICATION: | 401 Residential | |
| | | % 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: | | CALCULATION CHANGES | | |
| 430A* LOT 10 & TH PT BET SW & NW LN OF SAID LOT EXT TO CTR OF MOLLINEAUX RD BAY POINT P.A. 4634 MOLLINEAUX ROAD [[9/86 215/816 WD | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | | *Applies to all property taxable values in the State of Michigan | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$133 | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 196,775 | 202,875 | 6,100 |
| 2. ASSESSED VALUE: | | 408,400 | 529,300 | 120,900 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 408,400 | 529,300 | 120,900 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | |
| ASSESSOR | | PHONE # | | EMAIL |
| JILL BROWN | | (231) 881-4000 | | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | |

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|--|

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L-4400

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-050-009-00 PROPERTY ADDRESS: 4644 MOLLINEAUX RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WARD EVAN T 2708 N WHIPPLE ST APT 1 CHICAGO IL 50547 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| LOT 11 BAY POINT ALSO EASEMENT FOR INGRESS & EGRESS OVER AND ACROSS A STRIP OF LAND 50 FT WIDE EXT FR S'LY END LOT 11 TO COUNTY RD DESC CORR FOR 2005 P.A. 4644 MOLLINEAUX RD | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$159 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 128,399 | 132,379 | 3,980 | | |
| 2. ASSESSED VALUE: | 375,900 | 488,400 | 112,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 375,900 | 488,400 | 112,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-050-010-00 PROPERTY ADDRESS: 4654 MOLLINEAUX RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DYER TERRENCE M & JESSICA A 8825 S WOLVEN RIDGE CT ROCKFORD MI 49341 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: | CALCULATION CHANGES | | |
| LOT 14 AMENDED PLAT OF LOTS 11 THRU 13 AND VACATED DRIVE BAY POINT (FKA--LOT 12 BAY POINT) ALSO INCL FORMER 10-05-001-029-50 DESC AS: G.L. 2 LYING N OF MOLLINEAUX RD & W OF OUTLET EXC PLAT OF BAY POINT ALSO EXC W OF E LN OF FORMER LOT 11 (NOW LOT 15) EXTND TO MOLLINEAUX RD SEC 20 T26N R15W P.A. 4654 MOLLINEAUX RD 10-05-050-011-00 & 10-05-001-029-50 COMB HERE FOR 2009 DESC CORR FOR 2012 [[01/01 DC; 08/88 392/12 WD; 03/02 416/984 QC; 05/05 SUR; 11/06 2006R-06452 QC; 11/06 2006R-06453 QC; 06/08 2008R-03354 JUDGE; 09/08 2008R-04535 JUDGE; 06/12 2012R-02876 WD; | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$878 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 710,217 | 732,233 | 22,016 |
| 2. ASSESSED VALUE: | 1,132,100 | 1,323,500 | 191,400 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 1,132,100 | 1,323,500 | 191,400 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | PHONE # | EMAIL | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|---|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-055-001-00 PROPERTY ADDRESS: 389 SOUTH SHORE DR E FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PUGHELIZABETH B TRUST SARAH TATE 2181 JAMIESON AVE UNIT 1911 ALEXANDRIA VA 22314 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| 434* LOTS 1 & 2 BELLOWS BEACH SEC 15 T26N R16W P.A. 389 E. SOUTH SHORE DRIVE [[4/81 186/520 2/87 218/693 WD; 2/87 218/691 WD; 4/87 219/ 675 WD; 6/87 220/657 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$683 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 552,463 | 569,589 |
| 2. ASSESSED VALUE: | | 1,374,100 | 1,659,300 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 1,374,100 | 1,659,300 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
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THIS IS NOT A TAX BILL**L-4400****Notice of Assessment, Taxable Valuation, and Property Classification**

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-055-002-00 PROPERTY ADDRESS: 373 SOUTH SHORE DR E FRANKFORT, 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WINEKA JAMES A & SUZANNE M RT 1857 BRANDY LANE BRIGHTON MI 48114 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| LOT 3 OF PLAT OF BELLOWS BEACH TGTHR W/BEACH ADJ AND ALL RIPARIAN RIGHTS SUBJ TO ROW OF EXISTING HWY. ALSO PT OF LOTS 47 & 48 BTW E & W LN OF LOT 3 EXT BELLOWS BEACH LYING BTWN S'THRLY LNE OF LOT 3 AND N'THRLY ROW LNE OF SOUTH SHORE DR (NOW THOMAS RD) AND BOUNDED ON THE W BY EXT S'THRLY OF W'STRLY LN OF LOT 3 AND BOUNDED ON E BY EXT S'THRLY OF THE ESTRLY LNE OF LOT 3. TOGETHER W/THE RIGHT OF FREE AND UNINTERUPTED FLOW OF WATERS ARISING OUT OF AND CROSSING SAID PREMISES AS PER AGREEMENT IN L 124/141. | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$697 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 563,900 | 581,380 | 17,480 | | |
| 2. ASSESSED VALUE: | 563,900 | 677,100 | 113,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 563,900 | 677,100 | 113,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) Field Inspection | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | |
|---|--|--|-------------------------------------|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-055-003-00 PROPERTY ADDRESS: 357 SOUTH SHORE DR E FRANKFORT, 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HOOD E EDWARD & JANA LEE 1980 STONEBRIDGE DR N ANN ARBOR MI 48108 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: 436* LOT 4 BELLOWS BEACH P.A. 357 E. SOUTH SHORE DRIVE [[11/76 161/25; 4/94 283/823 QC; | CALCULATION CHANGES | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$214 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 172,681 | 178,034 | 5,353 |
| 2. ASSESSED VALUE: | 502,100 | 636,500 | 134,400 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 502,100 | 636,500 | 134,400 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR JILL BROWN | PHONE # (231) 881-4000 | EMAIL TOWNSHIPASSESSING@GMAIL.COM | |
| HOW TO FILE AN APPEAL | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-055-004-00 PROPERTY ADDRESS: 345 SOUTH SHORE DR E FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SOULE BRUCE W REV LVNG TRUST TAVENERSOULE CHRISTINE (TRUSTEE) SOULE CHRISTY 345 SOUTH SHORE E FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: 437* LOT 5 BELLOWS BEACH P.A. 345 E. SOUTH SHORE DRIVE [[3/91 249/496 WD; BP 10/95; 5/96 306/549 QC; | | CALCULATION CHANGES | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$241 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 355,120 | 366,128 |
| 2. ASSESSED VALUE: | | 776,300 | 909,700 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 776,300 | 909,700 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-055-005-00 PROPERTY ADDRESS: 333 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: AUCH DAVID & THOMAS 2532 5TH STREET SANTA MONICA CA 90405 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 438* LOT 6 BELLOWS BEACH P.A. 333 E. SOUTH SHORE DRIVE [[11/76 157/944; 3/82 190/850 QC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$367 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 296,490 | 305,681 | 9,191 | | |
| 2. ASSESSED VALUE: | 727,900 | 861,700 | 133,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 727,900 | 861,700 | 133,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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L-4400

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|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-055-006-00 PROPERTY ADDRESS: 323 SOUTH SHORE DR E FRANKFORT, 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BECKER JOY FRENCH TRUST 1209 W STATE ST JACKSONVILLE IL 62650 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 438A* LOT 7 & E'LY 1/2 OF VACATED WALK ADJ ALSO LANDS BTW E'LY LN OF LOT 7 EXT & C/L OF VACATED WALK EXT S TO THOMAS RD ROW AND N TO SHORELINE; EXC S SHORE ROW; BELLOWS BEACH P.A. 323 E. SOUTH SHORE DRIVE | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$281 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 226,963 | 233,998 | 7,035 | | |
| 2. ASSESSED VALUE: | 621,400 | 758,600 | 137,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 621,400 | 758,600 | 137,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| | PARCEL NUMBER: 05-055-007-00 PROPERTY ADDRESS: 307 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MICHELS CRYSTAL COTTAGE LLC (50% INT) 7540 SUMMIT RIDGE BRIGHTON MI 48116 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 439* LOT 8 & W'LY 1/2 OF VACATED WALK ADJ ALSO LAND BTW W'LY LN OF LOT 8 EXT & C/L OF WALK EXT TO S SHORE RD BELLOWS BEACH P.A. 307 E. SOUTH SHORE DRIVE [(12/74 152/58; 12/80 249/07 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$265 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 214,396 | 221,042 | | |
| 2. ASSESSED VALUE: | | 573,200 | 710,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 573,200 | 710,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-055-008-00 PROPERTY ADDRESS: 291 SOUTH SHORE DR E FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SPRAGENS DAVID KELLEY BARBARA S & SPRAGENS LYNN DAVID SPRAGENS PO BOX 488 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| 440* LOT 9 & E 1/2 OF LOT 10 & PAR BTW E LN OF LOT 9 & W LN OF E 1/2 OF LOT 10 EXTENDED TO S SHORE RD - RIP RGTS BELLOWS BEACH P.A. 291 E. SOUTH SHORE DRIVE [[12/76 160/801; 9/80 184/19 WD; 1/84 QC 200/461; 7/86 WD 214/862; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$162 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 239,449 | 246,871 |
| 2. ASSESSED VALUE: | | 719,200 | 920,200 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 719,200 | 920,200 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-055-009-00 PROPERTY ADDRESS: 271 SOUTH SHORE DR E FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HAWLEY FAMILY COTTAGE TRUST RUTH E FRY 521 THOMAS RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| 441* BEG AT NW COR LOT 11 ALG N LN SD LOT S 75 DEG 53'57 75.12 FT TO NE COR LOT 11 ALG N LN LOT 10 S 77 DEG 11'31 37.52 FT S 17 DEG 30'45 113.48 FT TO W LN LOT 11 N 17 DEG 40'45 PRT LOT 11 & W 1/2 LOT 10 BELLOWS BEACH SPLIT TO 055-009-10 FOR 1995 PER OWNER REQ P.A. 271 E. SOUTH SHORE DRIVE [[9/92 264/305 QC; BP 7/94; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$285 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 230,850 | 238,006 |
| 2. ASSESSED VALUE: | | 741,800 | 942,700 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 741,800 | 942,700 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

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THIS IS NOT A TAX BILL

L-4400

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| | | | |
|---|--|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-055-009-10 PROPERTY ADDRESS: THOMAS RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HAWLEY JOHN S & FRY RUTH E RUTH E FRY 521 THOMAS RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | |
| 441A* COM NW COR LOT 11 ALG W LN SD LOT S 17°40'45" 165.42 FT TO POB S78°30'08" 127.95 FT TO N ROW LN THOMAS RD N 60°50'25" ALG CRV TO LFT N 62°13'19" N 17°40'45" PRT LOT 11 & W 1/2 LOT 10 BELLOWS BEACH SPLIT FROM 10-05-055-009-00 FOR 1995 [[264/305 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$24 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 19,511 | 20,115 |
| 2. ASSESSED VALUE: | | 104,600 | 104,600 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 104,600 | 104,600 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

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| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-055-010-00 PROPERTY ADDRESS: 249 SOUTH SHORE DR E FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DOW J MICHAEL TRST & ALBRIGHT KIMBERLY TRST 8735 MIDNIGHT PASS RD #601B SARASOTA FL 34242 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | | .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: | | CALCULATION CHANGES | |
| 442* LOT 12 & PARCEL BET E & W LN OF LOT 12 EXTENDED TO S SHORE RD BELLOWS BEACH P.A. 249 E. SOUTH SHORE DRIVE [[7/79 178/850 QC; 12/88 QC 231/827; 7/89 235/563 WD; BP 9/93; BP 9/94; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$235 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 190,386 | 196,287 |
| 2. ASSESSED VALUE: | | 522,100 | 656,300 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 522,100 | 656,300 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-055-011-00 PROPERTY ADDRESS: 231 SOUTH SHORE DR E FRANKFORT, 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GODFREY BARBARA S TRUST 530 WEST 63RD ST INDIANAPOLIS IN 46260 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 443* LOT 13 BELLOWS BEACH P.A. 231 E. SOUTH SHORE DRIVE [[11/77 167/948; BP 7/94; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$230 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 185,967 | 191,731 | | |
| 2. ASSESSED VALUE: | | 500,400 | 634,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 500,400 | 634,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-055-012-00 PROPERTY ADDRESS: 215 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ELRICK MERRY 77 BRANDBURY CT WAYNESVILLE NC 28786 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 443A* LOT 14 BELLOWS BEACH P.A. 215 E. SOUTH SHORE DRIVE | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$128 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 189,037 | 194,897 | 5,860 | | |
| 2. ASSESSED VALUE: | 522,700 | 656,900 | 134,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 522,700 | 656,900 | 134,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-055-013-00 PROPERTY ADDRESS: 201 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PALMER PAUL E 322 E MARYKNOLL ROCHESTER HILLS MI 48309 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 444* LOT 15 BELLOWS BEACH P.A. 201 E. SOUTH SHORE DRIVE [[87 QC 223/851; 11/94 289/379 QC; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$211 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 170,943 | 176,242 | | |
| 2. ASSESSED VALUE: | | 502,400 | 639,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 502,400 | 639,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-055-014-00 PROPERTY ADDRESS: 185 SOUTH SHORE DR E FRANKFORT, 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HERSCHER ELLEN C(TRUSTEE) BROWN FREDERICK II(TRUSTEE) 3309 CLEVELAND AVE NW WASHINGTON DC 20008 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 445* LOT 16 BELLOWS BEACH P.A. 185 E. SOUTH SHORE DRIVE [[11/76 164/571; 7/88 QC 228/641; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$198 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 160,405 | 165,377 | | |
| 2. ASSESSED VALUE: | | 486,000 | 619,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 486,000 | 619,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | | PHONE # | | | |
| JILL BROWN | | (231) 881-4000 | | | |
| | | EMAIL | | | |
| | | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-055-015-00 PROPERTY ADDRESS: 169 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SWARTZBAUGH MILDRED JANE 169 E SOUTH SHORE DR/PO BOX 164 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 446* LOT 17 & E 1/2 LOT 18 BELLOWS BEACH P.A. 169 E. SOUTH SHORE DRIVE | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$273 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 401,977 | 414,438 | 12,461 | | |
| 2. ASSESSED VALUE: | 665,400 | 864,800 | 199,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 665,400 | 864,800 | 199,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-055-015-11 PROPERTY ADDRESS: 171 E THOMAS RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HAWLEY JAMES H & JANE S 10332 AMBERWELL PARK RD LOUISVILLE KY 40241 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| LOT 36 & 37 BELLOWS BEACH SPLIT FROM 055-015-01 FOR 2005 PER OWNER REQUEST 10-05-055-015-01 COMB HERE FOR 2009 OWNER REQUEST P.A. 171 E THOMAS RD | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$155 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 125,502 | 129,392 | 3,890 | | |
| 2. ASSESSED VALUE: | 261,800 | 260,800 | -1,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 261,800 | 260,800 | -1,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-055-016-00 PROPERTY ADDRESS: 143 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SAUNDERS HELENE M REV TRUST PO BOX 2246 FRANKFORT MI 49635-2246 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 447* W 1/2 OF LOT 18 & LOT 19 & PARCEL BET W LN OF LOT 19 & N & S CTR LN OF LOT 18 EXTENDED TO S SHORE RD BELLOWS BEACH P.A. 143 E. SOUTH SHORE DRIVE [[6/75 156/507 | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$464 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 684,692 | 705,917 | 21,225 | | |
| 2. ASSESSED VALUE: | 901,400 | 1,100,200 | 198,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 901,400 | 1,100,200 | 198,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|

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| | | | |
|---|---|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-055-017-00 PROPERTY ADDRESS: 131 SOUTH SHORE DR E FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SPITZER ADELBERT L & DIANE YOUNG 306 MARLBOROUGH ST BOSTON MA 02116 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| 448* LOT 20 ALSO PARCEL LYING BET E'LY LN OF LOT 20 & CTR LN OF VACATED 4 FT WALK ADJ TO & W'LY OF LOT 21 EXT TO S SHORE RD ALSO BEG AT PT ON S'LY LN EXT LOT 21 POB BEING 2 FT W'LY OF SW'LY COR OF LOT 21 E'LY ALG EXT LN & ALG S'LY LN LOT 21 & 20 TO E'LY COR LOT 20 SE'LY ON E'LY LN EXT LOT 20 TO R/W OF HWY W'LY ALG R/W TO PT ON R/W WHICH IS OPPOS. POB & ON A LN PAR TO W'LY LN LOT 21 EXT TO POB BELLOW'S BEACH P.A. 131 E. SOUTH SHORE DRIVE [[11/74 152/711; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$653 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 527,987 | 544,354 |
| 2. ASSESSED VALUE: | | 879,600 | 1,011,900 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 879,600 | 1,011,900 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-055-018-00 PROPERTY ADDRESS: 113 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: EARLY PATRICIA & KATHLEEN EARLY 5645 TRAILWINDS DR #515 FORT MYERS FL 33907 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 449* LOT 21 & E'LY 1/2 OF VACATED WALK ADJ TO & W'LY OF LOT 21 BELLOWS BEACH P.A. 113 E. SOUTH SHORE DRIVE [[6/76 162/149 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$114 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 167,872 | 173,076 | 5,204 | | |
| 2. ASSESSED VALUE: | 500,100 | 633,800 | 133,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 500,100 | 633,800 | 133,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-055-019-00 PROPERTY ADDRESS: 99 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HALLIDAY RICHARD 15140 HERITAGE LANE LINDEN MI 48451 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 449A* LOT 22 & W'LY 1/2 OF VACATED WALK ADJ ALSO LD BET N'LY ROW LN S. SHORE DR & EXT OF W'LY LOT LN & E'LY LN OF W'LY 1/2 OF SD 4FT WALK S'LY TO THOMAS RD BEING PT OF LOT 33 BELLOW BEACH P.A. 99 E. SOUTH SHORE DRIVE | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$216 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 318,578 | 328,453 | 9,875 | | |
| 2. ASSESSED VALUE: | 529,600 | 663,000 | 133,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 529,600 | 663,000 | 133,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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THIS IS NOT A TAX BILL

L-4400

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| | | | |
|---|--|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-055-020-00 PROPERTY ADDRESS: 79 SOUTH SHORE DR E FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HOWE DARCY PO BOX 428 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: 450* LOTS 23-24 BELLOWS BEACH P.A. 79 E. SOUTH SHORE DRIVE [[QC 221/529; 8/87 TRST DEED 223/673; | | CALCULATION CHANGES | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$-13381 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 772,486 | 796,433 |
| 2. ASSESSED VALUE: | | 1,178,700 | 1,445,900 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 1,178,700 | 1,445,900 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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L-4400

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-055-021-00 PROPERTY ADDRESS: 70 THOMAS RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FOSTER PHYLLIS L TRUST PO BOX 2130 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| LOT 25 & E 25 FT OF LOT 26 & ALSO INC LOTS 30-31-32 & PT OF LOT 33 LYING N OF OLD THOMAS RD ROW & E OF W LN LOT 22 EXT - BELLOWS BEACH COMB HERE 10-05-055-025-00 1993 PT SPLIT TO 055-021-10 FOR 2007 P.A. 70 THOMAS RD | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$298 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 439,806 | 453,439 | 13,633 | | |
| 2. ASSESSED VALUE: | 1,134,600 | 1,266,500 | 131,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 1,134,600 | 1,266,500 | 131,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-055-022-00 PROPERTY ADDRESS: 37 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BROKAW CRYSTAL LAKE PROPERTIES LLC 5511 E PLEASANT RUN PKWY S DR INDIANAPOLIS IN 46219 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 452* W 50 FT OF LOT 26 BELLOWS BEACH P.A. 37 E. SOUTH SHORE DRIVE [[8/76 162/808; 12/90 247/637 QC; BP 7/93;10/94 289/164 QC 5/95 95/673 QC; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$377 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 304,620 | 314,063 | | |
| 2. ASSESSED VALUE: | | 515,600 | 604,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: | 1.000 | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 515,600 | 604,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

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L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-055-023-00 PROPERTY ADDRESS: 31 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: TAYLOR JANE L REV TRST 2911 BURLINGTON CT ANN ARBOR MI 48105 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 453* LOT 27 BELLOWS BEACH RIPARIAN RIGHTS - EASEMENT P.A. 31 E. SOUTH SHORE DRIVE [(11/77 168/10; 6/94 285/198 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$206 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 166,644 | 171,809 | 5,165 | | |
| 2. ASSESSED VALUE: | 490,200 | 623,800 | 133,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 490,200 | 623,800 | 133,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-055-024-00 PROPERTY ADDRESS: 15 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LODES MICHAEL J & KATHLEEN M 215 S TAYLOR AVE SAINT LOUIS MO 63122 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| LOT 28 AND 29 BELLOWS BEACH 055-021-10 COMB HERE FOR 2008 PER ASSESSOR P.A. 15 E. SOUTH SHORE DRIVE | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$842 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 680,625 | 701,724 | 21,099 | | |
| 2. ASSESSED VALUE: | 742,400 | 914,800 | 172,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 742,400 | 914,800 | 172,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-055-026-00 PROPERTY ADDRESS: V/L E THOMAS RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FOSTER PHYLLIS L TRUST PO BOX 2130 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| LOTS 38-39-40-41 LYING S OF THOMAS RD - BELLOWS BEACH SPLIT 1993 LOTS 33 34 AND 35 SPLIT TO 055-026-20 FOR 2008(NON CONTIGUOUS) VALUE HERE | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$33 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 48,711 | 50,221 | 1,510 | | |
| 2. ASSESSED VALUE: | 315,400 | 315,400 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 315,400 | 315,400 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-055-026-10 PROPERTY ADDRESS: E THOMAS RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SAUNDERS HELENE REV TRST PO BOX 2246 FRANKFORT MI 49635-2246 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 456-A* P/O LOTS 42-43-44-45 LYING S OF THOMAS RD - BELLOWS BEACH SPLIT [[4/92 259/303 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$45 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 36,187 | 37,308 | 1,121 | | |
| 2. ASSESSED VALUE: | 66,200 | 66,100 | -100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 66,200 | 66,100 | -100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-055-026-20 PROPERTY ADDRESS: 70 THOMAS RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FOSTER PHYLLIS L TRUST PO BOX 2130 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % 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: LOTS 33 34 AND 35 LYING SOUTH OF THOMAS RD BELLOWS BEACH SPLIT FROM 055-026-00 FOR 2008(NON CONTIGUOUS) SEE 055-026-00 FOR VALUE | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$3 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 5,044 | 5,200 | | |
| 1. TAXABLE VALUE: | | 54,700 | 54,700 | | |
| 2. ASSESSED VALUE: | | 54,700 | 54,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | 54,700 | 54,700 | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 54,700 | 54,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | | | |
|---|---|--|-------------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-055-027-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PUGH ELIZABETH B TRUST SARAH TATE 2181 JAMIESON AVE UNIT 1911 ALEXANDRIA VA 22314 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: 457* LOT 48 E OF EXT OF E LN OF LOT 3 ALSO LOT 49 BELLOWS BEACH [[4/81 186/512 QC; 8/83 198/188 QC; 11/85 210/309 312 & 313; 9/86 215/683; 2/87 218/693 WD; 2/87 218/691 WD; 6/87 220/657 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$12 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 9,588 | 9,885 | 297 | | |
| 2. ASSESSED VALUE: | 150,900 | 150,900 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 150,900 | 150,900 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-055-027-01 PROPERTY ADDRESS: E THOMAS RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: AUCH DAVID & THOMAS 2532 5TH STREET SANTA MONICA CA 90405 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 457A* TH PT OF LOT 45 LYING BTW W & E LN OF LOT 6 EXT TO N ROW OF THOMAS RD BELLOWS BEACH [[11/85 210/309; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$11 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 8,773 | 9,044 | 271 | | |
| 1. TAXABLE VALUE: | 8,773 | 9,044 | 271 | | |
| 2. ASSESSED VALUE: | 68,600 | 68,600 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 68,600 | 68,600 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-055-027-02 | | | | |
| | PROPERTY ADDRESS: E THOMAS RD FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HOOD E EDWARD & JANA LEE 1980 STONEBRIDGE DR N ANN ARBOR MI 48108 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: 457B* BEG AT INT OF S'LY EXT OF E LN OF LOT 4 W CTR OF VACATED CEDAR AVE S 18 DEG 16'35 THOMAS RD N 60 DEG08'25 E 165.80 FT TO CTR LN OF CEDAR AVE S 80 DEG 11'30 FT TO POB BELLOWES BEACH [[11/85 210/312; 4/93 270/227 QC; 4/94 283/825 QC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$14 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 11,027 | 11,368 | 341 | | |
| 2. ASSESSED VALUE: | 68,600 | 68,600 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 68,600 | 68,600 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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THIS IS NOT A TAX BILL

L-4400

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|---|---|--|-------------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-055-027-03 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SOULE BRUCE W REV LVNG TRUST SOULE CHRISTY 345 S SHORE E FRANKFORT MI 49635 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: 457C* BEG AT INT OF S'LY EXT OF E LN LOT 5 W CTR LN OF VACATED CEDAR AVE S 19 DEG 12'55 THOMAS RD N 60 DEG 08'25 15 FT TO POB BELLOWS BEACH [[11/85 210/313; 3/91 249/496 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$13 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 10,210 | 10,526 | 316 | | |
| 2. ASSESSED VALUE: | 68,600 | 68,600 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 68,600 | 68,600 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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L-4400

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| | | | | | |
|---|--|-------------------------------|----------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-060-001-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KULESZA JAMES TRUSTEE 1112 S ALDINE PARK RIDGE IL 60068 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: 457-15* LOT 15 CAMP DIXIE SEC 19 T26N R15W [[6/82 191/674 WD; 8/82 QC 192/820; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | % 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 | | | | |
| 1. TAXABLE VALUE: | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$11 | | | | |
| | PRIOR YEAR VALUES | CURRENT YEAR TENTATIVE VALUES | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 2024 | 2025 | | | |
| | 8,569 | 8,834 | 265 | | |
| 2. ASSESSED VALUE: | 203,000 | 203,000 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 203,000 | 203,000 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-060-001-02 PROPERTY ADDRESS: 252 SACHEM CT FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ELDREDGE CYNTHIA A 16420 WRIGHTWOOD TERRACE DRIVE TRAVERSE CITY MI 49686 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 457A-8* LOT 8 & THE S 1/2 OF LOT 7 CAMP DIXIE SUBJ TO EAS FOR ACCESS TO & FROM BEACH & CR LK FOR BENEFIT OF OTHER OWNERS OF LOTS IN SAID PLAT OVER E 18.21 FT P.A. 252 SACHEM COURT [I 2/77 167/402 LC; 6/82 WD 191/672; 6/82 SALC 191/673; 9/87 222/577 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$365 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 295,025 | 304,170 | | |
| 2. ASSESSED VALUE: | | 422,400 | 431,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 422,400 | 431,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-060-002-00 PROPERTY ADDRESS: 3558 JONES RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KARNS JEFFERY D & SHARON L 839 N WOODED LN MARSHALL MI 49068 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| LOT 1 CAMP DIXIE 10-05-060-006-00 COMB 1988 SPLIT TO 060-002-10 FOR 2008 P.A. 3558 JONES ROAD | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$420 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 339,532 | 350,057 | 10,525 | | |
| 2. ASSESSED VALUE: | 692,500 | 887,000 | 194,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 692,500 | 887,000 | 194,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | | |
|---|--|-------------------------------|----------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | | |
| | PARCEL NUMBER: 05-060-002-10 | | | | | |
| | PROPERTY ADDRESS: FRANKFORT, | | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: STEWART DANIEL B & CATHERINE 2090 S CR 700 WEST YORKTOWN IN 47396 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | | |
| LEGAL DESCRIPTION: PT LOT 2 PLAT OF CAMP DIXIE BEG NE COR LOT 2 TH S 01° 50'52" W 393.02 FT TO MIDDLE OF BLUFFS AND POB TH S 01° 50'52" W 273.52 FT TH 50° W 200.88 FT TH N 01° 50'21" E 218.36 FT TH ALG BLUFFS S 82° 59'59" E 79.72 FT TO POB CAMP DIXIE SPLIT FROM 060-002-00 FOR 2008 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | | |
| | % 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 | | | | | |
| CALCULATION CHANGES | | | | | | |
| 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | | | |
| *Applies to all property taxable values in the State of Michigan | | | | | | |
| Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | | | |
| \$41 | | | | | | |
| PRIOR YEAR VALUES | | CURRENT YEAR TENTATIVE VALUES | VALUE DIFFERENCE FROM PRIOR YEAR | | | |
| 2024 | | 2025 | | | | |
| 1. TAXABLE VALUE: | 33,159 | 34,186 | 1,027 | | | |
| 2. ASSESSED VALUE: | 92,300 | 92,300 | 0 | | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 92,300 | 92,300 | 0 | | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | | |
| 6. Assessor Change Reason(s) | | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | | |
| HOW TO FILE AN APPEAL | | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | | |

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L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-060-003-00 PROPERTY ADDRESS: 3574 JONES RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: STEWART DANIEL & CATHERINE 2090 S COUNTY RD 700 W YORKTOWN IN 47396 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 457A-2* LOT 2 N OF A LN BEG ON W LOT LN 161.09 FT S'LY OF NW COR TH S 79 DEG 09' E TO E LOT LN CAMP DIXIE P.A. 3574 JONES ROAD [[11/90 276/885 DC; 9/93 276/884 DC; 6/94 285/905 QC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$248 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 200,916 | 207,144 | 6,228 | | |
| 1. TAXABLE VALUE: | 200,916 | 207,144 | 6,228 | | |
| 2. ASSESSED VALUE: | 449,400 | 591,600 | 142,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 449,400 | 591,600 | 142,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-060-004-00 PROPERTY ADDRESS: 3592 JONES RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MUELLER SIDNEY & MICHAEL L 2525 BRONSON BLVD KALAMAZOO MI 49008 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 457A-3* LOT 3 N OF A LN BEG ON W LOT LN 164.67 FT S'LY ON NW COR S 75 DEG 33' E TO E LOT LN CAMP DIXIE P.A. 3592 JONES ROAD [[12/92 266/865 WD; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$360 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 291,436 | 300,470 | | |
| 2. ASSESSED VALUE: | | 512,800 | 673,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 512,800 | 673,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-060-005-00 PROPERTY ADDRESS: 3619 JONES RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BURKE SCOT L PO BOX 2186 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: 457A-4* LOT 5 N OF A LN BEG ON W LOT LN 125.08 FT S'LY OF NW COR S 71 DEG 23' 30" E TO E LOT CAMP DIXIE | | CALCULATION CHANGES | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$232 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | 187,473 | 193,284 |
| 1. TAXABLE VALUE: | | 453,100 | 600,300 |
| 2. ASSESSED VALUE: | | | 147,200 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 453,100 | 600,300 |
| | | | 147,200 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|---|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-060-005-10 PROPERTY ADDRESS: 3561 JONES RD FRANKFORT, | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ELDRIDGE CYNTHIA A REV LVG TRST 16420 WRIGHTWOOD TERRACE TRAVERSE CITY MI 49686 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| 457A-4B* LOT 3 S OF A LN BEG ON W LN 164.67 FT S 1 DEG 57' W OF NW COR S 75 DEG 33' E TO E LN ALSO LOT 4 S OF A LN BEG ON W LN 125.08 FT S 1 DEG 57' W OF NW COR S 75 DEG 23' TO E LN ALSO TH PT OF LOT 5 LYING S OF A LN DSCRIB AS BEG ON E LN OF LOT 5 138.85 FT S OF NE COR N 71 DEG 08'W 84.54 FT TO W LN OF LOT 5 SBJ TO A 25 FT EASE CAMP DIXIE 10-05-060-001-01 COMB HERE 1986 ; SPLIT 1993 [[8/69 URLC; 11/77 176/402; 8/95 297/460 TRST; 8/95 297/ 471 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$126 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 101,913 | 105,072 |
| 2. ASSESSED VALUE: | | 203,500 | 203,300 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 203,500 | 203,300 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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THIS IS NOT A TAX BILL

L-4400

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-060-007-00 PROPERTY ADDRESS: 3607 JONES RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: JONES LISA A LVNG TRUST 1611 WELLINGTON RD LANSING MI 48910 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 457A-5* COM AT S 1/4 COR N 1402.77 FT E 258 FT N 150 FT N 16 DEG E 142.07 FT TO SHORE OF CRY LK S 74 DEG 51' E 98.82 FT S 82 DEG 5' E 157.05 FT TO POB S 82 DEG 5' E 65.86 FT S 75 DEG 5' E 17.14 FT S 1 DEG 120 FT TO BLUFF ALG BLUFF TO PT S 1 DEG 57' W OF POB N TO POB [[11/76 161/702; 6/77 168/442; 9/93 276/656 QC; P.A. 3607 JONES RD | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$96 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 77,807 | 80,219 | | |
| 2. ASSESSED VALUE: | | 396,100 | 521,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 396,100 | 521,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| | | | | | |
|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-060-008-00 PROPERTY ADDRESS: 3635 JONES RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CAMP DIXIE LLC 6447 WHITNEY WOODS RICHLAND MI 49083 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 457A-6* LOT 6 N OF A LN BEG ON W LOT LN 138.85 FT S'LY OF NW COR S 67 DEG 06' E TO E LOT LN CAMP DIXIE W/EASE P.A. 3635 JONES ROAD [[12/77 165/295; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$158 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 127,775 | 131,736 | 3,961 | | |
| 1. TAXABLE VALUE: | 127,775 | 131,736 | 3,961 | | |
| 2. ASSESSED VALUE: | 429,600 | 564,900 | 135,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 429,600 | 564,900 | 135,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|-------------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-060-008-01 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CAMP DIXIE LLC 6447 WHITNEY WOODS RICHLAND MI 49083 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: 457A-6A* LOT 6 EXC N 138.85 FT & ALL LOT 12 ALSO E 26.13 FT OF LOT 5 CAMP DIXIE W/EASE [[10/76 URLC; 10/81 189/161 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$35 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 28,198 | 29,072 | 874 | | |
| 2. ASSESSED VALUE: | 210,300 | 210,300 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 210,300 | 210,300 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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L-4400

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-060-009-00 PROPERTY ADDRESS: 3658 JONES RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SLEZAK BRENT & SHERYL LVT 9109 W GULL LAKE DR RICHLAND MI 49083 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 457A-7* LOT 7 N OF A LN BEG ON W LOT LN 138.82 FT S'LY OF NW COR S 77 DEG 57' E TO E LOT LN CAMP DIXIE P.A. 3658 JONES ROAD [[155/83; 213/704; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$266 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 215,320 | 221,994 | | |
| 2. ASSESSED VALUE: | | 530,800 | 696,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 530,800 | 696,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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| | | | |
|---|----------------|---|---------------------------------------|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | | PARCEL IDENTIFICATION | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MIX ROGER E & LESLEE M PO BOX 2231 FRANKFORT MI 49635-1646 | | PARCEL NUMBER: 05-060-010-00 | |
| | | PROPERTY ADDRESS: 212 SACHEM CT FRANKFORT, MI 49635 | |
| | | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | |
| | | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: 401 Residential | |
| | | PRIOR YEAR CLASSIFICATION: 401 Residential | |
| | | % Exempt As "Homeowners Principal Residence": .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: 457-9* LOTS 9-10 CAMP DIXIE P.A. 212 SACHEM COURT [[BP 7/92; 4/90 282/261 QC; 371/759 DC; | | CALCULATION CHANGES | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax billl by approximatelv: \$243 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| 1. TAXABLE VALUE: | | 196,537 | 202,629 |
| 2. ASSESSED VALUE: | | 308,600 | 307,100 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 308,600 | 307,100 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | PHONE # | EMAIL | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | |
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|---|--|---|--|--|--|
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| | PARCEL NUMBER: 05-060-010-01 PROPERTY ADDRESS: SACHEM CT FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HOOKER JAMES R & NANCY L 3600 JONES RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % 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: 457-11* LOT 11 CAMP DIXIE [[6/82 191/675 WD; 1/86 WD 211/442; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$5 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 7,955 | 8,201 | | |
| 1. TAXABLE VALUE: | | 119,900 | 119,900 | | |
| 2. ASSESSED VALUE: | | 119,900 | 119,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | 119,900 | 119,900 | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 119,900 | 119,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-060-011-00 PROPERTY ADDRESS: 3600 JONES RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HOOKER JAMES R & NANCY L 3600 JONES RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 457A-13* LOT 13 CAMP DIXIE P.A. 3600 FRANKFORT HWY [[BP 6/92; BP 6/94; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$50 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 73,821 | 76,109 | | |
| 1. TAXABLE VALUE: | | 278,400 | 277,900 | | |
| 2. ASSESSED VALUE: | | | -500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 278,400 | 277,900 | | |
| | | | -500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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L-4400

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| | | | | | |
|---|---|--|-------------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-060-011-01 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MAYO ROBERT D MAYO PAULINE M TRUSTEES 3518 JONES RD FRANKFORT MI 49635 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: 457A-14* LOT 14 CAMP DIXIE [[8/77 168/342;9/92 264/690 QC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$22 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 17,919 | 18,474 | 555 | | |
| | 205,800 | 205,800 | 0 | | |
| | 205,800 | 205,800 | 0 | | |
| | 205,800 | 205,800 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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L-4400

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| | | | | | |
|---|---|--|-------------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-060-012-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KULESZA JAMES TRUSTEE 1112 S ALDINE PARK RIDGE IL 60068 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: 457A-16* LOT 16 CAMP DIXIE [[9/88 QC 229/825; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$40 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 32,668 | 33,680 | 1,012 | | |
| 2. ASSESSED VALUE: | 91,500 | 91,500 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 91,500 | 91,500 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: 457A-17* LOT 17 CAMP DIXIE [[11/78 175/755; 8/82 QC 192/821; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$9 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 7,138 | 7,359 | 221 | | |
| | 91,500 | 91,500 | 0 | | |
| | 91,500 | 91,500 | 0 | | |
| | 91,500 | 91,500 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-065-001-00 PROPERTY ADDRESS: 791 SHOREWOOD DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: JENCKS HOLLIS W III TRUST 32 OAKDALE BLVD PLEASANT RIDGE MI 48069 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 458* LOT 1 & 2 COLLINSWOOD ALSO VACATED BEACH LANE SEC 19 T26N R15W P.A. 791 SHOREWOOD DRIVE | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$819 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 662,158 | 682,684 | 20,526 | | |
| 2. ASSESSED VALUE: | 1,582,000 | 2,060,800 | 478,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 1,582,000 | 2,060,800 | 478,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-065-002-00 PROPERTY ADDRESS: 767 SHOREWOOD DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: REPP JOHN R & NANCY 8805 SARAH LANE GROSSE ILE MI 48138 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 459* LOT 3 & NW'LY 1/3 OF LOT 4 COLLINSWOOD P.A. 767 SHOREWOOD DRIVE [9/93 275/333 WD; 275/334 DC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$655 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 529,562 | 545,978 | 16,416 | | |
| 2. ASSESSED VALUE: | 1,189,200 | 1,426,800 | 237,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 1,189,200 | 1,426,800 | 237,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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L-4400

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-065-003-00 PROPERTY ADDRESS: 747 SHOREWOOD DR FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: AJ POWERS ASSOC LIMITED PARTNERSHIP C/O ARTHUR J POWERS 719 W MCGRAW ST SEATTLE WA 98119 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: 460* LOT 4 EXC NW'LY 1/3 ALSO NW'LY 2/3 OF LOT 5 COLLINSWOOD P.A. 747 SHOREWOOD DRIVE [[100/383; 12/87 WD 229/227 230; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$391 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 316,031 | 325,827 | | |
| 2. ASSESSED VALUE: | | 855,000 | 1,094,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: | 1.000 | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 855,000 | 1,094,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|--|

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L-4400

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| | | | | | |
|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-065-005-00 PROPERTY ADDRESS: 727 SHOREWOOD DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KIRKPATRICK RONALD J PO BOX 161 ELK RAPIDS MI 49629 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 461A* E 33.49 FT OF LOT 5 ALSO LOT 6 COLLINSWOOD P.A 727 SHOREWOOD DRIVE [[100/379; 1/88 QC 231/978; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$376 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 304,069 | 313,495 | 9,426 | | |
| 2. ASSESSED VALUE: | 875,100 | 1,113,500 | 238,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 875,100 | 1,113,500 | 238,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-065-006-00 PROPERTY ADDRESS: 707 SHOREWOOD DR FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CLOUD THOMAS E TRUST CLOUD DAVID ALAN TRUST 4362 W GRACE CHICAGO IL 60641 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| 462* LOT 7 COLLINSWOOD P.A. 707 SHOREWOOD DRIVE [[6/76 163/295; 10/76 163/905; 216/722 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$503 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 406,800 | 419,410 |
| 2. ASSESSED VALUE: | | 641,100 | 819,300 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 641,100 | 819,300 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-065-006-10 PROPERTY ADDRESS: SHOREWOOD DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CLOUD THOMAS E TRUST CLOUD DAVID ALAN TRUST 4362 W GRACE CHICAGO IL 60641 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: 462A* LOT 8 COLLINSWOOD SEC 19 T26N R15W [[10/79 179/901 MLC; 10/89 239/192 WD; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$401 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 324,390 | 334,446 | | |
| 1. TAXABLE VALUE: | | 545,500 | 723,300 | | |
| 2. ASSESSED VALUE: | | 545,500 | 723,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 545,500 | 723,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-065-007-00 PROPERTY ADDRESS: 669 SHOREWOOD DR FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: JORGENSEN ROBERT A & ANNE L 738 BRENTWOOD CT GLEN ELLYN IL 60137 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 462B* LOT 9 COLLINSWOOD P.A. 669 SHOREWOOD DRIVE [[7/79 178/507; BP 5/95; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$518 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 419,060 | 432,050 | 12,990 | | |
| 2. ASSESSED VALUE: | 550,400 | 550,700 | 300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 550,400 | 550,700 | 300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
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|--|

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L-4400

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-065-008-00 PROPERTY ADDRESS: 659 SHOREWOOD DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: OLSEN BRUCE GOULD 659 SHOREWOOD DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 463* LOT 10 COLLINSWOOD P.A. 659 SHOREWOOD DRIVE [[213/798; 6/93 272/750 MLC; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$311 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 251,408 | 259,201 | | |
| 2. ASSESSED VALUE: | | 664,400 | 842,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 664,400 | 842,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
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| ASSESSOR | PHONE # | EMAIL | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-065-009-00 PROPERTY ADDRESS: 637 SHOREWOOD DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: OLSZOWKA PAUL T & WALDECK SARAH 291 SYLVAN RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 463A* LOT 11 COLLINSWOOD P.A. 637 SHOREWOOD DRIVE [[5/87 220/97 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$276 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 223,086 | 230,001 | 6,915 | | |
| 2. ASSESSED VALUE: | 621,000 | 799,100 | 178,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 621,000 | 799,100 | 178,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-065-010-00 PROPERTY ADDRESS: 623 SHOREWOOD DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: JANDERNOA STEVEN & HOLLY 42 NORTH PARTNERS 171 MONROE AVE NW STE 410 GRAND RAPIDS MI 49503 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| 463B* LOTS 18-19-19A-25 COLLINSWOOD P.A. 623 SHOREWOOD DRIVE [[12/84 205/248; 205/649; 205/937; 1/86 211/302; 213/218; 3/91 252/304; 3/91 252/311; 3/91 252/318; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$823 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 665,852 | 686,493 | 20,641 | | |
| 2. ASSESSED VALUE: | 873,200 | 873,200 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 873,200 | 873,200 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|--|---------------------------------------|----------------------------------|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-065-011-00 PROPERTY ADDRESS: 593 SHOREWOOD DR FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PANDOLFI SARA & HAROLD F JR 716 YALE AVE SAINT LOUIS MO 63119 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: | CALCULATION CHANGES | | |
| LOTS 21-22 COLLINSWOOD ESMT P.A. 593 SHOREWOOD DRIVE SPLIT TO 065-011-0A FOR 1999 SPLIT TO 065-011-0B FOR 2000 SPLIT TO 065-011-0C FOR 2001 COMB -0A, -0B, -0C, HERE 2019 DESC CORRECTION FOR 2014 (EXC 16.56 REMOVED) [[7/75 156/497; 12/82 194/333 334 QC'S TRUST; 208/259; 12/98 345/876 QC; 1/99 346/217 QC; | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$410 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 331,783 | 342,068 | 10,285 |
| 2. ASSESSED VALUE: | 1,252,300 | 1,630,000 | 377,700 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 1,252,300 | 1,630,000 | 377,700 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR JILL BROWN | PHONE # (231) 881-4000 | EMAIL TOWNSHIPASSESSING@GMAIL.COM | |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

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THIS IS NOT A TAX BILL**L-4400****Notice of Assessment, Taxable Valuation, and Property Classification**

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-065-012-00 PROPERTY ADDRESS: 575 SHOREWOOD DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: NORTHWAY WILLIAM M & NORTHWAY CARIN 575 SHOREWOOD DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 465A* COM AT NE COR OF LOT 23 S 72 DEG 59'15 SE'LY 99.25 FT ALG E'LY ROW S SHORE DR NE'LY APPROX 476 FT TO PT NR SHR CRYSTAL LK N 25 DEG 05'40 PRT LOT 23 COLLINSWOOD EASE-RIP RGHTS PT 05-065-012-10 SPLIT & COMB HERE FOR 1995 P.A. 575 SHOREWOOD DRIVE [[3/76 160/813; 1/90 240/770 QC; 8/90 245/893 QC; 6/91 251/ 416 WD; 5/91 251/411 QC; BP 4/93; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$414 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 609,884 | 628,790 | 18,906 | | |
| 2. ASSESSED VALUE: | 1,482,800 | 1,786,900 | 304,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 1,482,800 | 1,786,900 | 304,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-065-012-01 PROPERTY ADDRESS: 643 SHOREWOOD DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ASHTON JEFFREY A & STEVEN O & WORWA JENNIFER A 8070 CHATHAM CT CANTON MI 48187 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| LOT 12 COLLINSWOOD ALSO INC BEG SW COR LOT 13 "COLLINSWOOD" TH N 23° 57' E ALG W'LY LN SD LOT 100 FT TO POB TH CONT ALG W'LY LOT LN 190 FT TH 90° RGT ANGLE 20 FT TH S 23° 25' W 55 FT TH 90° RT ANGLE 10 FT TH 90° LEFT ANGLE 135 FT TH 90° RT ANGLE (REC AS 90° LEFT) 10 FT TO POB BOUNDARY CHANGE WITH 05-065-014-00 FOR 2013 (PER 1983 DOC L198/P229) P.A. 643 SHOREWOOD DRIVE F.K.A. 633 SHOREWOOD DRIVE [[8/75 158/756; 7/82 WD 192/154;BP 10/92;11/12 2012R-06032 QC; 11/12 2012R-06033 QC; 12/12 2013R-00242 QC; 12/12 2013R-00245 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$289 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 233,800 | 241,047 | | |
| 2. ASSESSED VALUE: | | 534,300 | 534,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 534,300 | 534,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-065-012-20 PROPERTY ADDRESS: 555 SHOREWOOD DR FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: COBB THOMAS H TRUST 1467 LOCHRIDGE RD BLOOMFIELD HILLS MI 48302 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 465C* COM AT SW COR OF LOT 23 S 87 DEG 31' 20 N 21 DEG 33' 50 SW'LY TO E'LY ROW S SHORE DR SE'LY ALG S SHORE DR 99.25 FT TO POB PRT LOT 23 COLLINSWOOD PT 05-065-012-10 SPLIT & COMB HERE FOR 1995 P.A. 555 SHOREWOOD DRIVE [[6/76 164/217 220; 12/77 170/852 WD; 217/784 WD; 9/91 253/ 731 WD; 7/93 BP; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$501 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 405,082 | 417,639 | 12,557 | | |
| 2. ASSESSED VALUE: | 1,108,700 | 1,415,600 | 306,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 1,108,700 | 1,415,600 | 306,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| |
|--|
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|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

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L-4400

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| | | | |
|---|--|---------------------------------------|----------------------------------|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-065-013-00 PROPERTY ADDRESS: 511 SHOREWOOD DR FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BRIAN JAMES H & BARBARA J JRT 511 SHOREWOOD DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: 466* LOT 24 COLLINSWOOD (SURVEY) P.A. 511 SHOREWOOD DRIVE [[8/76 162/860 LC; 7/83 WD 197/148; 7/83 WD 197/149; 5/89 233/853 MLC; 4/90 242/585 WD; 3/94; | CALCULATION CHANGES | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$224 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 330,651 | 340,901 | 10,250 |
| 2. ASSESSED VALUE: | 773,000 | 950,600 | 177,600 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 773,000 | 950,600 | 177,600 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR JILL BROWN | PHONE # (231) 881-4000 | EMAIL TOWNSHIPASSESSING@GMAIL.COM | |
| HOW TO FILE AN APPEAL | | | |
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| | | | |
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| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-065-014-00 PROPERTY ADDRESS: 631 SHOREWOOD DR FRANKFORT, 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DILLON JOHN M JR & CATHERINE A 32045 VALLEY VIEW ST FARMINGTON HILLS MI 48336 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| LOTS 13 & 14 COLLINSWOOD EXC BEG SW COR LOT 13 "COLLINSWOOD" TH N 23° 57' E ALG W'LY N SD LOT 100 FT TO POB TH CONT ALG W'LY LOT LN 190 FT TH 90° RT ANGLE 20 FT TH S 23° 25' W 55 FT TH 90° RT ANGLE 10 FT TH 90° LEFT ANGLE 135 FT TH 90° RGT ANGLE (REC AS 90° LEFT) 10 FT TO POB ALSO EXC COM SE COR LOT 14 OF SD PLAT TH ALG LN BET LOTS 14 AND 15 N 24° 04' 13" E 225 FT TO POB TH N 63° 53' 17" W 100.17 FT TO W LN LOT 14 TH N 24° 03' 58" E 166.77 FT TO PT NEAR SHR CRYSTAL LK TH ALG SHR TRAV LN S 46° 55' 51" E 105.88 FT TO E LN LOT 14 TH S 24° 04' 13" W 135.87 FT TO POB SPLIT TO 065-014-10 FOR 2008 QUESTIONABLE LAND DIVISION BOUNDARY CHANGE WITH 05-065-012-01 FOR 2013 (PER 1983 DOC L198/P229) P.A. 631 SHOREWOOD DR ** DOCUMENT 06/07 2007R-03560 WD QUESTIONABLE PER ZBA (08/83 418/372 ZBA MIN)** | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$661 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| 1. TAXABLE VALUE: | | 534,420 | 550,987 |
| 2. ASSESSED VALUE: | | 905,300 | 1,126,600 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 905,300 | 1,126,600 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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THIS IS NOT A TAX BILL**L-4400****Notice of Assessment, Taxable Valuation, and Property Classification**

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-065-014-10 PROPERTY ADDRESS: 639 SHOREWOOD DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PENDEXTER JAMES & PAMELA TRUST 639 SHOREWOOD DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| COM SE COR LOT 14 OF SD PLAT TH ALG LN BET LOTS 14 & 15 N 24° 04'13" E 225 FT TO POB TH N 63° 53'17" W 100.17 FT TO W LN LOT 14 TH N 24° 03'58" E 166.77 FT TO PT NEAR SHR CRYSTAL LAKE TH ALG SH TRAV LN S 46° 55'51" E 105.88 FT TO E LN LOT 14 TH S 24° 04'13" W 135.87 TO POB SPLIT FROM 065-014-00 FOR 2008 P.A. 631-A SHOREWOOD DR | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$360 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 530,382 | 546,823 | | |
| 2. ASSESSED VALUE: | | 929,900 | 1,108,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 929,900 | 1,108,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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THIS IS NOT A TAX BILL

L-4400

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-065-015-00 PROPERTY ADDRESS: 629 SHOREWOOD DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MILLER MITCHELL J LVNG TRUST MILLER SARA J LVNG TRUST 8700 CONSERVANCY DR NE ADA MI 49301-8952 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 467-3* LOT 15 COLLINSWOOD P.A. 629 SHOREWOOD DRIVE [[9/77 168/943 WD | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$1232 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 996,819 | 1,027,720 | | |
| 2. ASSESSED VALUE: | | 1,652,500 | 1,827,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 1,652,500 | 1,827,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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L-4400

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-065-016-00 PROPERTY ADDRESS: 627 SHOREWOOD DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: STUFFED MICHIGAN LLC 5400 KENNEDY AVE CINCINNATI OH 45213 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 467-16* LOT 16 COLLINSWOOD P.A. 627 SHOREWOOD DRIVE [[12/78 174/445; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$1320 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 1,067,638 | 33,096 | | |
| 2. ASSESSED VALUE: | | 1,598,000 | 176,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 1,598,000 | 176,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
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| ASSESSOR | PHONE # | EMAIL | | | |
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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-065-020-00 PROPERTY ADDRESS: 611 SHOREWOOD DR FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: NUGENT NICOLE KATER 611 SHOREWOOD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| LOTS 20-20A & LOT 26 ALSO A PAR 16.56 FT WIDE BTW LOTS 20 & 20A RNNG FROM PORTERS TRAIL TO N'LY BDRY OF LOT 21 COLLINSWOOD SUBJ TO ESMT P.A. 611 SHOREWOOD DRIVE [[6/76 162/831; 5/77 166/998; 6/81 187/384 QC; 200/413; 164/82-84; 4/90 251/731 QC; 10/01 405/915 EASE; 08/03 479/681 QC; 08/03 479/701 QC; 8/03 479/702 QC; 06/07 2007R-04483 DC; 03/08 2008R-03118 TD; 04/11 2011R-01895 TD; 04/11 2011R-01915 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$247 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 363,473 | 374,740 |
| 2. ASSESSED VALUE: | | 886,900 | 1,072,100 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 886,900 | 1,072,100 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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| | | | | |
|---|----------------|--|--|-------------------------------------|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | | PARCEL IDENTIFICATION | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: JENCKS HOLLIS W III TRUST ETAL ISON EVA 50% 32 OAKDALE BLVD PLEASANT RIDGE MI 48069 | | PARCEL NUMBER: 05-070-001-00 | | |
| | | PROPERTY ADDRESS: SHOREWOOD DR FRANKFORT, MI 49635 | | |
| | | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| | | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential |
| | | PRIOR YEAR CLASSIFICATION: | 402 | Residential |
| | | % Exempt As "Homeowners Principal Residence": .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: | | |
| | | CALCULATION CHANGES | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | | *Applies to all property taxable values in the State of Michigan | | |
| 467-1* LOTS 1 TO 14 INCL 1ST ADD TO COLLINSWOOD SEC 19 T26N R15W [[6/77 166/880; 7/86 214/882; 10/91 254/696 QC; | | Taxable Value changes are estimated to increase/decrease(-) the current year tax billl by approximatelv: | | |
| | | \$271 | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| | | 1. TAXABLE VALUE: | | |
| 2. ASSESSED VALUE: | | 219,261 | 226,058 | 6,797 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | 1,324,200 | 1,324,200 | 0 |
| 4. STATE EQUALIZED VALUE (SEV): | | | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | |
| 6. Assessor Change Reason(s) | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | |
| ASSESSOR | PHONE # | EMAIL | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | |
| HOW TO FILE AN APPEAL | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | |
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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|---|---------------------------------------|----------------------------------|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-070-002-00 PROPERTY ADDRESS: 562 SHOREWOOD DR FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MORGAN SANRDA KANOUSE 562 SHOREWOOD DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: 468* LOT 15 PLAT OF 1ST ADDITION TO COLLINSWOOD. [[6/77 168/943; 7/82 192/218 WD; 4/90 251/729 QC; | CALCULATION CHANGES | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$82 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 120,645 | 124,384 | 3,739 |
| 2. ASSESSED VALUE: | 243,900 | 240,300 | -3,600 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 243,900 | 240,300 | -3,600 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR JILL BROWN | PHONE # (231) 881-4000 | EMAIL TOWNSHIPASSESSING@GMAIL.COM | |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-075-001-00 PROPERTY ADDRESS: 3938 BOYD RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LAST STAND SHORES LLC ALEXANDER ENTERPRISES MNGMNT 59 CARLYLE AVENUE COLDWATER MI 49036 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 469* LOT 1 EXC S 50 FT CRYSTALAIRES WITH RIPARIAN RIGHTS. SEC 19-20-29-30 T26N R15W P.A. 3938 BOYD ROAD [10/82 193/688 MLC; 1/88 WD 224/843; 8/88 WD 229/475-479; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$151 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 122,252 | 126,041 | 3,789 | | |
| 2. ASSESSED VALUE: | 318,800 | 319,100 | 300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 318,800 | 319,100 | 300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-075-002-00 PROPERTY ADDRESS: 3948 BOYD RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KOENIG COTTAGE TRUST 5795 DEER WOODS DR GAYLORD MI 49735 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 469A* S 50 FT OF LOT 1 CRYSTALAIRE P.A. 3948 BOYD ROAD [[8/82 192/600 QC; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$257 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 207,912 | 214,357 | | |
| 1. TAXABLE VALUE: | | 304,000 | 303,800 | | |
| 2. ASSESSED VALUE: | | | -200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 304,000 | 303,800 | | |
| | | | -200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|---|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-075-003-00 PROPERTY ADDRESS: 3958 BOYD RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KERSCHER DOROTHY TRUST CATHY WILKINSON CATHY WILKINSON 3958 BOYD RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| 470* LOT 2 CRYSTALAIRE P.A. 3958 BOYD ROAD [[9/92 263/867 QC; 3/95 296/1170 QC; 3/95 296/1171 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$58 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| 1. TAXABLE VALUE: | | 86,074 | 88,742 |
| 2. ASSESSED VALUE: | | 218,700 | 218,800 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 218,700 | 218,800 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-075-004-00 PROPERTY ADDRESS: 3970 BOYD RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PORTER CHRISTOPHER H & MARJORIE H PO BOX 308 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 471* LOT 3 CRYSTAL LAKE P.A. 3970 BOYD ROAD [[6/76 163/959 960; 8/73 151/255; 6/88 QC 227/866; 9/92 263 /867 QC; 3/95 296/1170 QC; 3/95 296/1171 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$207 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 167,101 | 172,281 | 5,180 | | |
| 2. ASSESSED VALUE: | 217,700 | 217,800 | 100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 217,700 | 217,800 | 100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-075-005-00 PROPERTY ADDRESS: 3986 BOYD RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: EDGAR JAMES E TRUST 3986 BOYD RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 472* LOTS 4-5 CRYSTAL LAIRE P.A. 3986 BOYD ROAD [[149/858; 176/544; 5/78 172/985; 202/612; 12/92 267/963 DC | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | |
| | | \$94 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 139,285 | 143,602 | 4,317 | | |
| 2. ASSESSED VALUE: | 362,400 | 362,600 | 200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 362,400 | 362,600 | 200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-075-006-00 PROPERTY ADDRESS: 4000 BOYD RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KOENIG JAMES K SR & SUSAN A TRUSTEES 2160 MOCCASIN PATH ST JOSEPH MI 49085 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| LOT 6 & W 10 FT OF LOT 7 CRYSTALAIRE SEE 075-006-09 & 006-90 FOR REMAIN INT - SPLIT FOR 1999 & 2000 P.A. 4000 BOYD ROAD 10-05-075-006-0A 0B COMB HERE FOR 2003 PER ASSESSOR | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$372 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 300,797 | 310,121 | | |
| 2. ASSESSED VALUE: | | 384,800 | 384,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 384,800 | 384,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-075-007-00 PROPERTY ADDRESS: 4026 BOYD RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BUTH ERIC & KELLY 4490 GRAY FOX LN NE ADA MI 49301 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| LOTS 9 AND 10 & THAT PT OF BIRCHWALK LYING SE BOUNDARY LOT 10 & C/L OF SD RD CRYSTAL LAKE DISCR CORR 1997 P.A. 4026 BOYD ROAD [[6/79 178/508; 5/80 182/934 WD; 8/89 IPR 237/217; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$446 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 360,458 | 371,632 |
| 2. ASSESSED VALUE: | | 610,600 | 511,000 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 610,600 | 511,000 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-075-007-10 PROPERTY ADDRESS: 4022 BOYD RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BAHNSEN ROSE BAHNSEN RICHARD & SUSAN 7020 GRASS RD SALINE MI 48176-8723 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 474-A* LOT 7 EXC W 10 FT ALSO LOT 8 CRYSTAL LAIRE SPLIT 1990 P.A. 4022 BOYD ROAD [[9/89 WD 238/322; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$402 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 324,813 | 334,882 | 10,069 | | |
| 2. ASSESSED VALUE: | 420,000 | 420,000 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 420,000 | 420,000 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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L-4400

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-075-008-00 PROPERTY ADDRESS: 4030 BOYD RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: REEDER JOHN D & NORMA M MAIN SOURCE BANK PO BOX 199 GREENSBURG IN 47240 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 475* LOT 11 AND THAT PT OF BIRCHWALK LYING BTWN NW BNDRY OF LOT 11 & C/L SD RD CRYSTAL LAIRE DISC CORR 1997 P.A. 4030 BOYD ROAD [(11/75 URLC; 10/81 LC 188/939; 10/90 246/826; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$300 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 242,957 | 250,488 | 7,531 | | |
| 2. ASSESSED VALUE: | 411,500 | 415,500 | 4,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 411,500 | 415,500 | 4,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-075-009-00 PROPERTY ADDRESS: 4034 BOYD RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: COLBY HAROLD P & HEATHER L 4034 BOYD RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 476* LOT 12 CRYSTALAIRE P.A. 4034 BOYD ROAD [I 8/88 QC 232/695; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$139 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 311,658 | 318,000 | | |
| 1. TAXABLE VALUE: | | 318,600 | 318,000 | | |
| 2. ASSESSED VALUE: | | | -600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 318,600 | 318,000 | | |
| | | | -600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-075-010-00 PROPERTY ADDRESS: 4064 BOYD RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: JASON TRST GEORGE E 2521 MOUNTAIN AVE FLINT MI 48503 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | | .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: 477* LOTS 13-14 CRYSTAL LAKE P.A. 4064 BOYD ROAD [[3/80 181/909; 8/87 221/640 WD; DC 262/56; 7/92 262/55 WD; | CALCULATION CHANGES | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$177 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 143,021 | 147,454 | 4,433 |
| 2. ASSESSED VALUE: | 366,400 | 366,600 | 200 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 366,400 | 366,600 | 200 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR JILL BROWN | PHONE # (231) 881-4000 | EMAIL TOWNSHIPASSESSING@GMAIL.COM | |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-075-011-00 PROPERTY ADDRESS: 4076 BOYD RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: RICORD KATHLEEN D TRUST (50%) RICORD LOUIS C TRUST (50%) 843 WASHINGTON ST TRAVERSE CITY MI 49686-2730 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 478* LOT 15 CRYSTALAIRE P.A. 4076 BOYD ROAD [I 9/86 216/236 | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$191 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| 1. TAXABLE VALUE: | | 154,389 | 159,175 | | |
| 2. ASSESSED VALUE: | | 200,700 | 200,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: | 1.000 | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 200,700 | 200,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-075-012-00 PROPERTY ADDRESS: 4088 BOYD RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MORRISON CLARK & SUSAN 836 HAVENWOOD CT SAINT LOUIS MO 63122 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| 479* LOT 16 CRYSTALAIRE TOGETHER W/ALL LANDS LYING BETWEEN THE SIDELINES OF SAID PROPERTY EXTENDING TO THE WATERS OF CRYSTAL LAKE WITH FULL RIPARIAN RIGHTS APPURTENANT THERETO [[11/75 159/776; 7/83 197/598 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$311 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 251,475 | 259,270 | | |
| 2. ASSESSED VALUE: | | 262,800 | 343,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 262,800 | 343,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | | PHONE # | | | |
| JILL BROWN | | (231) 881-4000 | | | |
| | | EMAIL | | | |
| | | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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L-4400

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-075-013-00 PROPERTY ADDRESS: 4098 BOYD RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MARSHALLLAYBOURN COTTAGE LLC 1704 HANOVER AVE RICHMOND VA 23220 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 480* LOTS 17-18 CRYSTALAIRE P.A. 4098 BOYD ROAD [[209/875 | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$406 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 328,316 | 338,493 | | |
| 2. ASSESSED VALUE: | | 412,200 | 412,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 412,200 | 412,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-075-014-00 PROPERTY ADDRESS: 4112 BOYD RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WOODFORD PETER TRUST 4395 CHERRY HILL DR OKEMOS MI 48864 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | | .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: | | CALCULATION CHANGES | | | |
| 481* LOT 19 CRYSTALAIRE P.A. 4112 BOYD ROAD [I 6/91 251/507 WD; BP 8/91; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$284 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 229,505 | 236,619 | 7,114 | | |
| 2. ASSESSED VALUE: | 339,000 | 338,300 | -700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 339,000 | 338,300 | -700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-075-015-00 PROPERTY ADDRESS: 4132 BOYD RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MURPHY DANIEL & VICTORIA 19855 PARKE LN GROSSE ILE MI 48138-1027 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | |
| 482* LOTS 20-21-22 CRYSTAL LAKE P.A. 4132 BOYD ROAD [I 203/687; 203/995; 203/684; 9/88 231/837 WD; 5/89 234/672 QC; 7/91 251/827 WD; 8/91 254/494 QC; 1/94 282/256 QC; 294/ 198 QC; 4/95 294/200 QC; BP 10/95; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$354 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 286,052 | 294,919 |
| 2. ASSESSED VALUE: | | 524,400 | 524,500 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 524,400 | 524,500 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-075-016-01 PROPERTY ADDRESS: 71 BROADWAY ST FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KRAEMER PAUL & KAPRICE 15519 HIDDEN OAKS LN CARMEL IN 46033 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| LOTS 23-24 AND 56 OF THE PLAT OF CRYSTAL LAKE | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| P.A. 71 BROADWAY ST | | *Applies to all property taxable values in the State of Michigan | | | |
| COMB ON 01/12/2020 FROM 05-075-016-00 INTO 05-075-016-01; | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$551 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 445,830 | 459,650 | 13,820 | | |
| 2. ASSESSED VALUE: | 464,400 | 499,600 | 35,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 464,400 | 499,600 | 35,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| |
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L-4400

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| | | | |
|---|---|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-075-017-00 PROPERTY ADDRESS: 72 LINDEN ST FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KUJAWA MARGARET TRUST 2550 BRIGHTON RD HOWELL MI 48843 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: 484* LOTS 25-26-55 CRYSTALAIRE P.A. 4190 MOLLINEAUX ROAD | | CALCULATION CHANGES | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$221 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 325,648 | 335,743 |
| 2. ASSESSED VALUE: | | 515,500 | 542,900 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 515,500 | 542,900 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

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The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-075-018-00 PROPERTY ADDRESS: 71 LINDEN ST FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BURNSIDE JILL J 4192 MOLLINEAUX RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 485* LOT 27 & 28 & 45 CRYSTAL LAKE 10-05-075-019-00 COMB HERE FOR 1994 P.A. 4192 MOLLINEAUX ROAD [I 3/92 257/995 IND PER REP; 4/92 261/666 QC; BP 9/92; BP 1/94; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$141 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 207,438 | 213,868 | 6,430 | | |
| 2. ASSESSED VALUE: | 496,300 | 525,200 | 28,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 496,300 | 525,200 | 28,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-075-020-00 PROPERTY ADDRESS: 72 VINE ST FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ELSEA STUART & JUDITH 5347 BRISTOL PARKE DR CLARKSTON MI 48348-4827 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 487* LOTS 29-30-44 CRYSTALAIRES [[11/78 174/43; 2/88 266/247 WD; 9/94 287/1164 MLC; 9/94 295/992 WD; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$503 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 406,842 | 419,454 | | |
| 2. ASSESSED VALUE: | | 515,600 | 572,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 515,600 | 572,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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| | | | |
|---|---|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-075-022-00 PROPERTY ADDRESS: 59 VINE ST FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ROBINSON JAMES & KIMBERLY RENAE 625 NORTH ALEXANDER AVE ROYAL OAK MI 48067 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| 488A* LOT 32 CRYSTALAIRE P.A. 59 VINE STREET [[11/74 152/06; ALSO 488* LOT 31 CRYSTALAIRE [[8/80 183/725 WD; 184/330 WD; 2020 COMB W/05-075-022-00 HERE PER 2019R-03892 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$552 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 446,700 | 460,547 |
| 2. ASSESSED VALUE: | | 446,700 | 574,000 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 446,700 | 574,000 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-075-023-00 PROPERTY ADDRESS: 49 VINE ST FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ONEIL DANIEL PATRICK & MOLLY ANNE 1211 DUSKY THRUSH TRL AUSTIN TX 78746 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 489* LOT 33 CRYSTALAIRE P.A. 4228 MOLLINEAUX ROAD | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$143 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 116,013 | 119,609 | | |
| 2. ASSESSED VALUE: | | 164,700 | 163,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 164,700 | 163,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-075-024-00 PROPERTY ADDRESS: 39 VINE ST FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BOVEE ROBERT A BOVEE HOLLY R 14717 MC KEIGHAN RD CHESANING MI 48616 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 490* LOTS 34-35 CRYSTAL LAKE P.A. 4242 MOLLINEAUX ROAD [[2/75 157/216; 2/76 161/723; 12/76 164/85; 9/88 WD 229/663; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$55 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 44,356 | 45,731 | 1,375 | | |
| 2. ASSESSED VALUE: | 148,900 | 148,700 | -200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 148,900 | 148,700 | -200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-075-025-00 PROPERTY ADDRESS: 19 VINE ST FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MILLS DON & CYNTHIA 815 BEECH ST PO BOX 246 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 491* LOT 36 CRYSTALAIRE P.A. 4240 MOLINEAUX ROAD | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$56 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 45,306 | 46,710 | 1,404 | | |
| 2. ASSESSED VALUE: | 85,400 | 85,200 | -200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 85,400 | 85,200 | -200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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L-4400

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| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-075-026-00 PROPERTY ADDRESS: 4238 MOLLINEAUX RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: EGGERD STEVEN J & CAROLYN A 3395 N DOUGLAS DR SANFORD MI 48657 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: 492* LOTS 37-38 CRYSTAL LAKE P.A. 4238 MOLLINEAUX ROAD [[12/74 150/748; 10/93 276/277 WD; | CALCULATION CHANGES | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$171 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 138,333 | 142,621 | 4,288 |
| 2. ASSESSED VALUE: | 208,900 | 207,800 | -1,100 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 208,900 | 207,800 | -1,100 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR JILL BROWN | PHONE # (231) 881-4000 | EMAIL TOWNSHIPASSESSING@GMAIL.COM | |
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| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | | PARCEL IDENTIFICATION | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WALKER MICHAEL G DR WALKER NOEL S 808 ASHLAND DR MOUNT PLEASANT MI 48858 | | PARCEL NUMBER: 05-075-027-00 | |
| | | PROPERTY ADDRESS: 14 VINE ST FRANKFORT, MI 49635 | |
| | | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | |
| | | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 Residential |
| | | PRIOR YEAR CLASSIFICATION: | 401 Residential |
| | | % Exempt As "Homeowners Principal Residence": .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: | |
| | | CALCULATION CHANGES | |
| 493* LOTS 39-40 & S 1/2 OF LOT 41 CRYSTAL LAKE P.A. 4216 MOLLINIAUX ROAD [I 8/79 179/188 MLC; 5/89 WD 234/387; 8/90 245/185 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | |
| | | \$79 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| 1. TAXABLE VALUE: | 63,580 | 65,550 | 1,970 |
| 2. ASSESSED VALUE: | 177,300 | 177,100 | -200 |
| 3. TENTATIVE EQUALIZATION FACTOR: | 1.000 | | |
| 4. STATE EQUALIZED VALUE (SEV): | 177,300 | 177,100 | -200 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | PHONE # | EMAIL | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | |
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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-075-028-00 PROPERTY ADDRESS: 38 VINE ST FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HOBBS JAN M & GETCHEL THOMAS 5849 HAAG RD LANSING MI 48911 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 495* N 1/2 OF LOT 41 & ALL OF LOT 42 CRYSTAL LAKE. P.A. 4222 MOLLINIAUX ROAD [[6/74 154/413; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$47 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 37,815 | 38,987 | 1,172 | | |
| 2. ASSESSED VALUE: | 114,400 | 114,200 | -200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 114,400 | 114,200 | -200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-075-029-00 PROPERTY ADDRESS: 48 VINE ST FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BALLENTINE DAVID H PO BOX 133 2130 ILEX WAY GATLINBURG TN 37738 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 496* LOT 43 CRYSTALAIRE P.A. 4224 MOLLINEAUX ROAD [[4/93 271/159 QC; 4/95 293/584 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$115 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 92,615 | 95,486 | 2,871 | | |
| 2. ASSESSED VALUE: | 148,700 | 160,300 | 11,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 148,700 | 160,300 | 11,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-075-030-00 PROPERTY ADDRESS: 49 LINDEN STREET FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: THE ROOKERY AT CRYSTAL LAKE LLC 437 TIMBERLINE ROCHESTER HILLS MI 48309 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 497* LOT 46 CRYSTAL LAKE P.A. 4196 MOLLINEAUX ROAD [[9/90 245/858 QC; 12/92 267/831 IND PRSNL REP; 1/93 267/ 971 TRST DEED; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$122 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 98,567 | 101,622 | | |
| 2. ASSESSED VALUE: | | 173,700 | 173,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 173,700 | 173,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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| | PARCEL NUMBER: 05-075-031-00 PROPERTY ADDRESS: LINDEN ST FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CURTIS JOHNATHON 39 LINDEN ST FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| 498* LOT 48 CRYSTALAIRES SPLIT 1987 [[7/72 URLC; 6/77 168/243; 11/77 167/962; 8/85 215/946; 8/89 QC 237/390-391; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$45 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 36,272 | 37,396 |
| 2. ASSESSED VALUE: | | 45,700 | 45,700 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 45,700 | 45,700 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
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| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-075-031-01 PROPERTY ADDRESS: 39 LINDEN ST FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CURTIS JOHNATHON 40310 FRANKLIN MILL ST NOVI MI 48375 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: 498-1* LOT 47 CRYSTAL LAIRE SPLIT 1987 P.A. 4198 MOLLINEAUX ROAD [[214/701; BP 10/91; | | CALCULATION CHANGES | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$231 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 186,900 | 192,693 |
| 2. ASSESSED VALUE: | | 203,200 | 240,200 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 203,200 | 240,200 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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L-4400

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| | | | | | |
|--|---|-------------------------------|----------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-075-032-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PLETOS ROGER 4944 MARFORD STERLING HEIGHTS MI 48310 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: 499* LOTS 49-50 CRYSTALAIRES [[6/79 176/869; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$21 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES | CURRENT YEAR TENTATIVE VALUES | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 2024 | 2025 | | | |
| | 17,320 | 17,856 | 536 | | |
| | 2. ASSESSED VALUE: | 79,600 | 79,600 | | |
| | 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | 0 | | |
| 4. STATE EQUALIZED VALUE (SEV): | | | | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor | | | | | |
| c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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L-4400

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| | | | |
|---|---|--|-------------------------------------|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-075-033-00 | | |
| | PROPERTY ADDRESS: FRANKFORT, | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BUCK JANET ELLEN PO BOX 353 ELBERTA MI 49628 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: 500* LOT 51 CRYSTALAIRE [[9/90 245/858 QC; 12/92 267/831 IND PRSNL REP; 1/93 267/ 971 TRST DEED; | CALCULATION CHANGES | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$13 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 10,611 | 10,939 | 328 |
| 2. ASSESSED VALUE: | 47,300 | 47,300 | 0 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 47,300 | 47,300 | 0 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR JILL BROWN | PHONE # (231) 881-4000 | EMAIL TOWNSHIPASSESSING@GMAIL.COM | |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
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|--|
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| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-075-034-00 PROPERTY ADDRESS: 28 LINDEN ST FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BRIDGES GLEN & JOHNNA 10628 E 325 N KNIGHTSTOWN IN 46148 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": .00% | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | |
| | % Exempt As "MBT Industrial Personal": .00% | | |
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| 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: 501* LOT 52 CRYSTALAIRE P.A. 4178 MOLLINEAUX ROAD [[8/76 URLC; 7/81 187/974 WD; 11/87 WD 226/296; 2/94 281/ 501 WD; | CALCULATION CHANGES | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$3580 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 43,947 | 133,700 | 89,753 |
| 2. ASSESSED VALUE: | 118,000 | 133,700 | 15,700 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 118,000 | 133,700 | 15,700 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS | | | |
| 6. Assessor Change Reason(s) | | | |
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Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-075-035-00 PROPERTY ADDRESS: 38 LINDEN ST FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: OLSEN FAMILY TRUST PO BOX 1073 PARK CITY UT 84060 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 501A* LOT 53 CRYSTAL LAIRE P.A. 4180 MOLLINEAUX ROAD [[1/73 148/956; 4/86 WD 234/718; 8/89 QC 237/390 392; 7/95 296/222 LC; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$58 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 47,290 | 48,755 | | |
| 1. TAXABLE VALUE: | | 92,900 | 92,700 | | |
| 2. ASSESSED VALUE: | | | -200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 92,900 | 92,700 | | |
| | | | -200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-075-036-00 PROPERTY ADDRESS: 48 LINDEN ST FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MARTIN JUDITH LISE 4414 152ND AVE KENOSHA WI 53144 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 502* LOT 54 CRYSTALAIRE P.A. 4182 MOLLINEAUX ROAD [[10/80 184/654 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$2199 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 143,157 | 198,300 | 55,143 | | |
| 2. ASSESSED VALUE: | 172,200 | 198,300 | 26,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 172,200 | 198,300 | 26,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-075-037-01 PROPERTY ADDRESS: 59 BROADWAY ST FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WRIGHT CRAIG & METCALF JASON 2345 N WEST BAY SHORE SUTTONS BAY MI 49682 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| LOTS 57-58 PLAT OF CRYSTALAIRE SPLIT ON 01/12/2020 FROM 05-075-037-00 INTO 05-075-037-01; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$119 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 96,462 | 99,452 | 2,990 | | |
| 2. ASSESSED VALUE: | 136,800 | 147,900 | 11,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 136,800 | 147,900 | 11,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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L-4400

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-075-038-00 PROPERTY ADDRESS: 4160 MOLLINEAUX RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DERKS JAMES F & CAROL AS RT 3404 OLD COLONY RD KALAMAZOO MI 49008-2912 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | | .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: | | CALCULATION CHANGES | | | |
| 504* LOT 59 CRYSTALAIRE P.A. 4160 MOLLINEAUX ROAD [[140/568 WD; 227/568 DC; 6/88 284/532 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$5466 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 61,327 | 170,700 | 109,373 | | |
| 2. ASSESSED VALUE: | 144,100 | 170,700 | 26,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 144,100 | 170,700 | 26,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-080-001-00 PROPERTY ADDRESS: 4014 MOLLINEAUX RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MARZOLO ENZO TRUST 54362 LAWSON CREEK DR UTICA MI 48316 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 505* LOTS 1-2 1ST ADD CRYSTALAIRES SEC 19-20-29-30 T26N R15W P.A. 4014 MOLLINEAUX ROAD [[185/447; 209/103; 213/885-886 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$103 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 83,463 | 86,050 | | |
| 2. ASSESSED VALUE: | | 198,700 | 198,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 198,700 | 198,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-080-002-00 PROPERTY ADDRESS: 4040 MOLLINEAUX RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: OLSEN RANDALL J & CHRISTINE A PO BOX 1556 FRANKFORT MI 49635-1556 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: LOTS 3 & 4 ALSO W 1/2 OF LOT 5 1ST ADD TO CRYSTAL LAIRE 10-05-080-003-01 & 080-002-01 COMB FOR 1998 PER ASSESSOR P.A. 4040 MOLLINEAUX RD | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$98 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 144,067 | 148,533 | 4,466 | | |
| 2. ASSESSED VALUE: | 361,100 | 360,100 | -1,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 361,100 | 360,100 | -1,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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THIS IS NOT A TAX BILL

L-4400

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| | | | |
|---|---|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-080-003-00 PROPERTY ADDRESS: 4064 MOLLINEAUX RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: EWING LEE A & IRENE F 4064 MOLLINEAUX RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| 508* LOT 6 EXC BEG AT SE COR OF LOT 6 N 76.30 FT S 27 DEG 27' 20 S 76 DEG 15' E 13 FT TO POB ALSO BEG AT NE COR LOT 6 S 61.57 FT N 13 DEG 55' 07 N 28 DEG 11' 29 E 1/2 OF LOT 5 DSCR CP CRCTN 1995 P.A. 4064 MOLLINEAUX ROAD [[12/77 169/166 WD; 203/855-858; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$83 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 122,525 | 126,323 |
| 2. ASSESSED VALUE: | | 189,200 | 188,200 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 189,200 | 188,200 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

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| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-080-004-00 PROPERTY ADDRESS: 4086 MOLLINEAUX RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: EWING FAMILY PROPERTIES LLC 5015 LINDELL BLVD SAINT LOUIS MO 63108 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 509* LOT 7 EXC BEG AT NE COR OF LOT 6 S 61.57 FT N 13 DEG 55' 07 TO POB ALSO ALL OF LOTS 8 & 9 ALSO BEG AT SE COR LOT 6 N 76.30 FT S 27 DEG 27' 20 S LN OF LOT S 76 DEG 15' E 13 FT TO POB 1ST ADD CRYSTALAIRE P.A. 4086 MOLINEAUX ROAD [7/83 197/768 EST; 8/83 MLC 198/18; 203/856; 203/858; 8/88 WD 229/667; DC 289/346; 10/93 289/345 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$125 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 100,964 | 104,093 | 3,129 | | |
| 2. ASSESSED VALUE: | 252,000 | 251,600 | -400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 252,000 | 251,600 | -400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-080-005-00 PROPERTY ADDRESS: 4116 MOLLINEAUX RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LAARMAN JAMES D & PATRICIA A TRST 4128 MOLLINEAUX RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 510* LOTS 10-11 1ST ADD CRYSTAL LAKE P.A. 4116 MOLLINEAUX ROAD [10/75 URLC; 9/83 198/689 WD; DC 288/754; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$115 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 92,977 | 95,859 | | |
| 1. TAXABLE VALUE: | | 192,600 | 192,400 | | |
| 2. ASSESSED VALUE: | | | -200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 192,600 | 192,400 | | |
| | | | -200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-080-006-00 PROPERTY ADDRESS: 4128 MOLLINEAUX RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LAARMAN JAMES D & PATRICIA A TRST 4128 MOLLINEAUX RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 511* LOTS 12-13 1ST ADD CRYSTAL LAKE P.A. 4128 MOLLINEAUX RD [[203/687; 203/995; 203/684-685; 9/88 WD 231/837; 5/89 QC 234/672; 6/92 261/315 WD; BP 7/93; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$103 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 152,246 | 156,965 | 4,719 | | |
| 2. ASSESSED VALUE: | 309,200 | 307,800 | -1,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 309,200 | 307,800 | -1,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
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|--|

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THIS IS NOT A TAX BILL

L-4400

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| | | | |
|---|---|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-085-001-00 PROPERTY ADDRESS: 2948 PILGRIM HWY FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FITZSIMMONS MARIE FAMILY COTTAGE TRUST 424 W 62ND TERRACE KANSAS CITY MO 46113 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| 512* TH PT OF LOT 1 & N 1/2 OF LOT 2 W OF HWY M-22 ALSO 2 FT R/W ALG S SD OF N 1/2 OF LOT 2 E OF M-22 TO LK CRYSTALIA SEC 9 T26N R16W P.A. 2948 PILGRIM HIGHWAY [[178/852 QC; 178/854 QC; 178/856 QC; 151/94; 178/868 WD | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$119 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 96,453 | 99,443 |
| 2. ASSESSED VALUE: | | 224,000 | 223,800 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 224,000 | 223,800 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
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|--|

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-085-002-00 PROPERTY ADDRESS: 2961 PILGRIM HWY FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MAC ARTHUR DAVID TRUSTEE MAC ARTHUR DIANA H TRUST 1800 TELEGRAPH RD DEERFIELD IL 60015 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 513* TH PT OF LOT 1 & N 1/2 OF LOT 2 E OF HWY M-22 CRYSTALIA P.A. 2961 PILGRIM HIGHWAY [[203/834; 9/93 275/92 QC; 7/94 286/608 WD; BP 9/95; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$427 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 345,099 | 355,797 | 10,698 | | |
| 1. TAXABLE VALUE: | 345,099 | 355,797 | 10,698 | | |
| 2. ASSESSED VALUE: | 1,108,200 | 1,200,800 | 92,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 1,108,200 | 1,200,800 | 92,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-085-003-00 PROPERTY ADDRESS: 2930 PILGRIM HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LONGMIRE JOHN M JR REV TRUST 8027 FORSYTH BLVD STE 750 SAINT LOUIS MO 63105 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 514* S 1/2 OF LOT 2 ALSO LOT 3 W OF A LN LYING 5 FT W OF W ROW OF M-22 CRYSTALIA P.A. 2930 PILGRIM HIGHWAY | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$98 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 79,320 | 81,778 | 2,458 | | |
| 2. ASSESSED VALUE: | 175,300 | 175,100 | -200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 175,300 | 175,100 | -200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-085-004-00 PROPERTY ADDRESS: 2927 PILGRIM HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: THREE DOWN AT CRYSTAL LLC 303 S UNION ST UNIT1 TRAVERSE CITY MI 49684 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 515* S 1/2 OF LT 2 & N 1/2 OF LT 3 EXC TH PT LYING W OF A LN 5 FT W OF & PAR TO W ROW LN OF HWY M-22 SBJ EASE-W/RIP RGTS P.A. 2927 & 2930 PILGRIM HIGHWAY RENTAL RESTRICTIONS ON FILE [[12/76 164/680; 7/83 197/309 QC; BP 9/91; 11/92 265/776 QC | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$954 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 771,310 | 795,220 | 23,910 | | |
| 2. ASSESSED VALUE: | 1,174,400 | 1,224,600 | 50,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 1,174,400 | 1,224,600 | 50,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-085-005-00 PROPERTY ADDRESS: 2915 PILGRIM HWY FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LONGMIRE RICHARD TRST CAROLYN TR JOHN HELEN & WOODWARD ELLEN HARRIET ELIZ & MAGENHEIMER TRUST 9610 W 92ND ST OVERLAND PARK KS 66212 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| BEG AT SE COR OF LOT 3 N 13° 15' E 51.5 FT W 5 FT S 13° 15' W 51.5 FT E TO BEG CRYSTALIA ALSO COM AT SE COR OF LOT 3 TH N 87° 03'40" E 89.17 FT TO E LN HWY M 22 AND POB TH N 11° 25'15" E 50.45 FT ALG HWY TH N 82° 22'45" E 310.95 FT TO PT NR SH CRYSTAL LAKE TH S 16° 41'55" W 43.91 FT ALG LAKE TH S 86° 59'55 W 308.61 FT TO POB RIP RGTS P.A. 2915 PILGRIM HWY DESC CORR FOR 2004 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$186 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 150,561 | 155,228 | | |
| 2. ASSESSED VALUE: | | 405,300 | 435,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 405,300 | 435,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-085-006-00 PROPERTY ADDRESS: 2896 PILGRIM HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SEABURY FAMILY LLC DEBORAH HOLLOWAY 1420 DON GASPAR AVE SANTA FE NM 87505 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 517* LOT 4 CRYSTALIA P.A. 2896 PILGRIM HIGHWAY [[10/81 WD 188/987; 299/251 TRST; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$670 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 541,614 | 558,404 | | |
| 2. ASSESSED VALUE: | | 1,161,600 | 1,226,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 1,161,600 | 1,226,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
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| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-085-007-00 PROPERTY ADDRESS: 2881 PILGRIM HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HOLLOWAY DEBORAH SEABURY CHARLES II & DAVID 1420 DON GASPAR AVE SANTA FE NM 87505 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 518* LOT 5 CRYSTALIA P.A. 2881 PILGRIM HIGHWAY [[BP 10/94; 299/251 TRST; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$721 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 583,462 | 601,549 | 18,087 | | |
| 2. ASSESSED VALUE: | 964,200 | 1,056,600 | 92,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 964,200 | 1,056,600 | 92,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-085-008-00 PROPERTY ADDRESS: 2856 PILGRIM HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: NEFF CRYSTAL LAKE 09679 HUFFMAN LAKE RD VANDERBILT MI 49795 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 519* LOT 6 CRYSTALIA P.A. 2856 PILGRIM HIGHWAY [[BP 7/94; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$279 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 225,338 | 232,323 | 6,985 | | |
| 2. ASSESSED VALUE: | 769,500 | 822,700 | 53,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 769,500 | 822,700 | 53,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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L-4400

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-085-008-01 PROPERTY ADDRESS: 2863 PILGRIM HWY | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: TERRY ROBERT P 4910 WEST MCMILLAN DR MUSKEGON MI 49445 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$69 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 55,788 | 57,517 | 1,729 | | |
| 2. ASSESSED VALUE: | 177,300 | 176,600 | -700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 177,300 | 176,600 | -700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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| | | | |
|---|---|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-085-009-00 PROPERTY ADDRESS: 2845 PILGRIM HWY FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BINGHAM ALBERT Y III 1201 CARRIAGE LN LA GRANGE IL 60525 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| LOT 7 CRYSTALIA P.A. 2845 PILGRIM HIGHWAY [[1/82 190/163 WD; 5/88 227/219 QC; 10/95 300/2 QC; 11/95 300/3 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$659 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 532,851 | 549,369 |
| 2. ASSESSED VALUE: | | 951,900 | 1,018,000 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 951,900 | 1,018,000 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-085-010-00 PROPERTY ADDRESS: 2823 PILGRIM HWY FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DECKER CHARLOTTA SELLEW RES TRUST PO BOX 607 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 521* LOT 8 & N 1/2 LOT 9 CRYSTALIA P.A. 2823 PILGRIM HIGHWAY 085-011-00 COMB HERE FOR 2000 PER OWNER REQUEST | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$388 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 571,445 | 589,159 | 17,714 | | |
| 2. ASSESSED VALUE: | 1,561,200 | 1,685,100 | 123,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 1,561,200 | 1,685,100 | 123,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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L-4400

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| | | | | | |
|---|---|--|-------------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-085-011-10 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CAMPBELL THOMAS PO BOX 1728 FRANKFORT MI 49635 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: 522-1* S 1/2 OF LOT 9 CRYSTALIA [[6/73 151/519; 10/77 169/344; 3/91 250/25 WD; 12/94 290/ 988 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$125 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 101,411 | 104,554 | 3,143 | | |
| 2. ASSESSED VALUE: | 409,200 | 426,900 | 17,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 409,200 | 426,900 | 17,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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L-4400

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-085-012-00 PROPERTY ADDRESS: 2817 PILGRIM HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CAMPBELL THOMAS PO BOX 1728 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 523* LOT 10 CRYSTALIA P.A. 2817 PILGRIM HIGHWAY [[12/77 169/344; 3/91 250/25 WD; 12/94 290/988 WD; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$774 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 1,140,540 | 1,175,896 | | |
| 2. ASSESSED VALUE: | | 1,608,300 | 1,446,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 1,608,300 | 1,446,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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|--|
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|--|

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THIS IS NOT A TAX BILL**L-4400****Notice of Assessment, Taxable Valuation, and Property Classification**

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-085-013-00 PROPERTY ADDRESS: 2799 PILGRIM HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: VERRILL ANDREW D & ELSA J VERRILL MATTHEW M & THOMAS A & ETAL 10280 AUGUSTA LN PIQUA OH 45356 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 524* LOT 11 CRYSTALIA P.A. 2799 PILGRIM HIGHWAY [[191/687; 191/689; 213/242; DC 294/817; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$1014 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 819,844 | 845,259 | | |
| 2. ASSESSED VALUE: | | 1,255,400 | 1,190,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 1,255,400 | 1,190,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
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| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-085-014-00 PROPERTY ADDRESS: 2777 PILGRIM HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SUNTRUP THOMAS A & LISA B 22 HUNTLEIGH WOODS SAINT LOUIS MO 63131 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 525* LOT 12 CRYSTALIA P.A. 2777 PILGRIM HIGHWAY [[7/82 192/481 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$860 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 695,548 | 717,109 | 21,561 | | |
| 2. ASSESSED VALUE: | 1,197,600 | 1,317,000 | 119,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 1,197,600 | 1,317,000 | 119,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-085-015-00 PROPERTY ADDRESS: 2757 PILGRIM HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: 2757 PILGRIM HWY LLC ADEPTUS PARTNERS LLC 244 WEST 54TH ST 9TH FLOOR NEW YORK NY 10019 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| LOT 13 ALSO N 1/2 OF VACATED VAN NICE COURT CRYSTALIA SEE 085-015-0A FOR REM INT SPLIT FOR 2004 SEE 085-015-0B FOR REM INT SPLIT FOR 2007 085-015-0A AND 0B COMB HERE FOR 2008 PER ASSESSOR P.A. 2757 PILGRIM HIGHWAY | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$542 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 438,077 | 451,657 | 13,580 | | |
| 2. ASSESSED VALUE: | 1,077,300 | 1,141,400 | 64,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 1,077,300 | 1,141,400 | 64,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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L-4400

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-085-016-00 PROPERTY ADDRESS: 2743 PILGRIM HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ANDERSON CARL T REV TRUST 445 N ROSSMORE AVE APT 509 LOS ANGELES CA 90004 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 527* LOT 14 ALSO S 1/2 OF VACATED VAN NICE COURT CRYSTALIA P.A. 2743 PILGRIM HIGHWAY [[293/74 ; 10/95 304/483 QC; 304/484 DC; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$205 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 302,296 | 311,667 | | |
| 1. TAXABLE VALUE: | | 1,103,200 | 1,173,300 | | |
| 2. ASSESSED VALUE: | | 1,103,200 | 1,173,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | 1,103,200 | 1,173,300 | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 1,103,200 | 1,173,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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| | | | |
|---|---|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-085-017-00 PROPERTY ADDRESS: 2727 PILGRIM HWY FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ANDERSON CARL T REV TRUST & ANDERSON BETSY NEVILLE LVNG TRUST 445 N ROSSMORE AVE APT 509 LOS ANGELES CA 90004 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: 528* LOT 15 CRYSTALIA P.A. 2727 PILGRIMHIGHWAY [[293/74; 10/95 304/483 QC; 304/484 DC; | | CALCULATION CHANGES | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$532 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | 430,545 | 443,891 |
| 1. TAXABLE VALUE: | | 430,545 | 443,891 |
| 2. ASSESSED VALUE: | | 1,111,700 | 1,215,700 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 1,111,700 | 1,215,700 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-085-018-00 PROPERTY ADDRESS: 2709 PILGRIM HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BINGHAM TORREY A 5801 MARINER ST TAMPA FL 33609 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 529* LOT 16 CRYSTALIA P.A. 2709 PILGRIM HIGHWAY [[7/90 244/111 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$568 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 459,709 | 473,959 | 14,250 | | |
| 2. ASSESSED VALUE: | 868,300 | 920,300 | 52,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 868,300 | 920,300 | 52,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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| | | | | |
|---|--|---|--|-------------------------------------|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | | PARCEL IDENTIFICATION | | |
| | | PARCEL NUMBER: 05-085-019-00 PROPERTY ADDRESS: 2687 PILGRIM HWY FRANKFORT, MI 49635 | | |
| | | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BINGHAM JEFFREY C 735 SOUTH GARFIELD AVE HINSDALE IL 60521 | | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | | % Exempt As "Homeowners Principal Residence": .00% | | |
| | | % Exempt As "Qualified Agricultural Property": .00% | | |
| | | % Exempt As "MBT Industrial Personal": .00% | | |
| LEGAL DESCRIPTION: 530* LOT 17 CRYSTALIA P.A. 2687 PILGRIM HIGHWAY [[9/83 198/657 EST; 05/96 305/1030 TRUST; | | % 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 | | |
| | | CALCULATION CHANGES | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | |
| 1. TAXABLE VALUE: 2. ASSESSED VALUE: 3. TENTATIVE EQUALIZATION FACTOR: 1.000 4. STATE EQUALIZED VALUE (SEV): | | Taxable Value changes are estimated to increase/decrease(-) the current year tax billl by approximately: \$352 | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| | | 284,838 | 293,667 | 8,829 |
| | | 1,063,000 | 1,159,300 | 96,300 |
| | | 1,063,000 | 1,159,300 | 96,300 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | |
| ASSESSOR | | PHONE # | | EMAIL |
| JILL BROWN | | (231) 881-4000 | | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | | |
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PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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L-4400

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-085-020-00 PROPERTY ADDRESS: 2667 PILGRIM HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MCKONE CHRISTOPHER M & MARGARET E 139 WOODSTOCK AVE CLARENDON HILLS IL 60514 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 531* LOT 18 CRYSTALIA [[9/83 198/657 EST; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$239 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 193,537 | 199,536 | 5,999 | | |
| 2. ASSESSED VALUE: | 776,600 | 812,400 | 35,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 776,600 | 812,400 | 35,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|--|
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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-085-021-00 PROPERTY ADDRESS: 2647 PILGRIM HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BINGHAM ALBERT Y JR BINGHAM JACQUELINE G 2308 TROON CT SANIBEL FL 33957 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 532* LOT 19 CRYSTALIA P.A. 2647 PILGRIM HIGHWAY [[11/79 180/307 | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$707 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 571,673 | 589,394 | | |
| 1. TAXABLE VALUE: | | 1,196,700 | 1,325,800 | | |
| 2. ASSESSED VALUE: | | 1,196,700 | 1,325,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | 1,196,700 | 1,325,800 | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 1,196,700 | 1,325,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
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| ASSESSOR | PHONE # | EMAIL | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-085-022-00 PROPERTY ADDRESS: 2631 PILGRIM HWY FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: REVENAUGH ELSIE BORWELL TRUST 2535 ETNA ST BERKELEY CA 94704 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 533* LOT 20 CRYSTALIA P.A. 2631 PILGRIM HIGHWAY [[2/82 190/373 QC; 8/91 252/721 QC; BP 5/93; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$703 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 568,399 | 586,019 | 17,620 | | |
| 2. ASSESSED VALUE: | 989,200 | 1,075,900 | 86,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 989,200 | 1,075,900 | 86,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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L-4400

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-085-023-00 PROPERTY ADDRESS: 2611 PILGRIM HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GREENE SEAN 812 SE 8TH STREET FORT LAUDERDALE FL 33316 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 534* LOT 21 CRYSTALIA P.A. 2611 PILGRIM HIGHWAY [[11/83 199/475 TRST; 201/974; 3/90 242/272 QC; 7/90 243/ 970 AFFDVT; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$298 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 240,702 | 248,163 | 7,461 | | |
| 2. ASSESSED VALUE: | 795,900 | 854,800 | 58,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 795,900 | 854,800 | 58,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | | | | |
|---|--|-----------------------------|-------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | | |
| | PARCEL NUMBER: 05-085-023-10 | | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GREENE SEAN 812 SE 8TH STREET FORT LAUDERDALE FL 33316 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | | |
| LEGAL DESCRIPTION: ALL THAT PART OF LOT 21 CRYSTALIA LYING W OF THE W LN OF GRAND BLVD AS PLATTED SPLIT FROM 05-085-023-00 FOR 2009 LDA 12/08 | % 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 | | | | | |
| | | | | | | |
| CALCULATION CHANGES | | | | | | |
| 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | | | |
| *Applies to all property taxable values in the State of Michigan | | | | | | |
| Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | | | |
| \$13 | | | | | | |
| | | PRIOR YEAR VALUES | CURRENT YEAR TENTATIVE VALUES | | | |
| | | 2024 | 2025 | | | |
| 1. TAXABLE VALUE: | | 10,161 | 10,475 | | | |
| 2. ASSESSED VALUE: | | 91,500 | 91,500 | | | |
| 3. TENTATIVE EQUALIZATION FACTOR: | 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 91,500 | 91,500 | | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | | |
| HOW TO FILE AN APPEAL | | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | | |

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|--|

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-085-024-00 PROPERTY ADDRESS: 2589 PILGRIM HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WILSON HARRY B (LL) WILSON KEITH & JENNIFER TRUSTEES 1841 W NELSON ST CHICAGO IL 60657 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| 535* BEG AT SW COR OF LOT 22 N 50 FT S 88 DEG 40' E 339.53 FT S 32' W 22.51 FT S 89 DEG 28' E 90.38 FT N 19 DEG 58' E 22.38 FT S 88 DEG 40' E TO E LOT LN S TO SE COR W TO BEG CRYSTALIA P.A. 2589 PILGRIM HIGHWAY [[11/82 197/463 WD; 10/90 246/338 WD; 10/90 246/645 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$244 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 197,690 | 203,818 | | |
| 2. ASSESSED VALUE: | | 499,800 | 545,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 499,800 | 545,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | | PHONE # | | | |
| JILL BROWN | | (231) 881-4000 | | | |
| | | EMAIL | | | |
| | | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-085-025-00 PROPERTY ADDRESS: 2593 PILGRIM HWY FRANKFORT, | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MORRIS ELIZABETH & RICHARD TRST 4475 N OCEAN BLVD #203 DELRAY BEACH FL 33483 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | |
| 536* BEG AT NW COR LOT 22 S 50 FT S 88 DEG 40' E 339.53 FT S 32' W 22.51 FT S 89 DEG 28' E 90.38 FT N 19 DEG 58' E 22.38 FT S 88 DEG 40' E TO E LOT LN N TO NE COR W TO BEG CRYSTALIA P.A. 2593 PILGRIM HIGHWAY [[111/117; 282/397 TRUST; 12/94 292/110 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$466 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 377,130 | 388,821 |
| 2. ASSESSED VALUE: | | 612,900 | 686,000 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 612,900 | 686,000 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|---|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-085-026-00 PROPERTY ADDRESS: 2553 PILGRIM HWY FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ROTHEMAY LIVING TRUST HAAS JOSEPH F & MARIAN E RLT HOWE KAREN ELIZABETH MEYER 16398 LANNIN LANE SPRING LAKE MI 49456-2268 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: 537* LOT 23 & N 25 FT OF LOT 24 CRYSTALIA P.A. 2553 PILGRIM HIGHWAY [[6/88 QC 227/745; | | CALCULATION CHANGES | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$634 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 512,969 | 528,871 |
| 2. ASSESSED VALUE: | | 620,600 | 660,100 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 620,600 | 660,100 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-085-027-00 PROPERTY ADDRESS: 2541 PILGRIM HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ALLEN RUTH V & KING CHARLES H PATRICIA KING 7510 CHAGRIN RD CHAGRIN FALLS OH 44023 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | | .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: | | CALCULATION CHANGES | | | |
| 538* LOT 24 EXC N 25 FT CRYSTALIA P.A. 2541 PILGRIM HIGHWAY [[8/94 286/973 FID DEED; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$281 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 227,402 | 234,451 | 7,049 | | |
| 2. ASSESSED VALUE: | 858,400 | 944,000 | 85,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 858,400 | 944,000 | 85,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|--|
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|--|

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| | | | | |
|---|--|---|--|-------------------------------------|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | | PARCEL IDENTIFICATION | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CHARS LLC GEORGE LINDNER 3539 POINTE BETSIE RD FRANKFORT MI 49635 | | PARCEL NUMBER: 05-085-028-00 | | |
| | | PROPERTY ADDRESS: 2527 PILGRIM HWY FRANKFORT, MI 49635 | | |
| | | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| | | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | | % Exempt As "Homeowners Principal Residence": .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: 539* LOT 25 LYING E OF HWY M-22 CRYSTALIA SEC 9 T26N R16W SPLIT 1991 P.A. 2527 PILGRIM HIGHWAY [(6/90 243/877 WD; | | CALCULATION CHANGES | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | | *Applies to all property taxable values in the State of Michigan | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax billl by approximatelv: \$529 | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 427,654 | 440,911 | 13,257 |
| 2. ASSESSED VALUE: | | 780,500 | 844,100 | 63,600 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 780,500 | 844,100 | 63,600 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | |
| ASSESSOR | | PHONE # | | EMAIL |
| JILL BROWN | | (231) 881-4000 | | TOWNSHIPASSESSING@GMAIL.COM |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | |

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-085-028-10 PROPERTY ADDRESS: PILGRIM HWY FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SCHINDLER EDWARD W & AMY KING 2514 PILMGRIM HWY FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential |
| | % 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: 539A* LOT 25 LYING W OF HWY M-22 CRYSTALIA SEC 9 T26N R16W SPLIT 1991 [[6/90 243/877 WD; 12/91 258/950 QC; | CALCULATION CHANGES | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$45 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 66,965 | 69,040 | 2,075 |
| 2. ASSESSED VALUE: | 91,500 | 91,500 | 0 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 91,500 | 91,500 | 0 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR JILL BROWN | PHONE # (231) 881-4000 | EMAIL TOWNSHIPASSESSING@GMAIL.COM | |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-085-029-00 PROPERTY ADDRESS: 2513 PILGRIM HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: 2513 PILGRIM HWY LTD PO BOX 332 MOUNT VERNON OH 43050 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 540* LOT 26 E OF GRAND BLVD ONLY CRYSTALIA P.A. 2513 PILGRIM HIGHWAY [[179/555 QC; 179/756 QC; 179/555 QC ; 8/73 URWD; 9/87 222/580 QC; 2/95 291/1073 WD; BP 5/95; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$1049 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 848,238 | 874,533 | 26,295 | | |
| 2. ASSESSED VALUE: | 1,071,800 | 1,193,800 | 122,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 1,071,800 | 1,193,800 | 122,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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L-4400

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-085-030-00 PROPERTY ADDRESS: 2514 PILGRIM HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SCHINDLER EDWARD W & AMY KING 2514 PILMGRIM HWY FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 541* LOT 26 W OF GRAND BLVD CRYSTALIA P.A. 2514 PILGRIM HIGHWAY [[9/83 199/91 WD; 10/87 223/292 WD; 4/89 233/748 QC; 5/89 234/772 WD; 12/91 258/948 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$131 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 193,778 | 199,785 | 6,007 | | |
| 2. ASSESSED VALUE: | 281,200 | 279,900 | -1,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 281,200 | 279,900 | -1,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-085-031-00 PROPERTY ADDRESS: 2499 PILGRIM HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WALTER WILLIAM C WALTER SUSAN COLBY 2499 PILGRIM HWY FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 542* LOT 27 CRYSTALIA P.A. 2499 PILGRIM HWY [[6/77 164/822; 8/79 179/87 WD; 11/82 WD 193/995; 11/82 WD 193/996; 1/83 WD'S 194/878 879; 201/701 702; 10/86 216/339-340; BP 4/92; BP 6/92; BP 7/92; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$490 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 722,992 | 745,404 | 22,412 | | |
| 2. ASSESSED VALUE: | 1,387,800 | 1,588,400 | 200,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 1,387,800 | 1,588,400 | 200,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-085-032-00 PROPERTY ADDRESS: 2479 PILGRIM HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PETERSON POLLY & PETERSON PIRKKO 2702 SHORE DR ST AUGUSTINE FL 32086 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 543* N 1/2 OF LOT 28 CRYSTALIA P.A. 2479 PILGRIM HIGHWAY [[6/73 151/721; 6/76 163/415; 11/78 174/648; 2/82 QC 190/462; 2/87 MORT 221/109; 6/88 QC 227/957; 10/95 298/512 QC; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$185 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 149,565 | 154,201 | | |
| 1. TAXABLE VALUE: | | 432,000 | 470,600 | | |
| 2. ASSESSED VALUE: | | 432,000 | 470,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 432,000 | 470,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-085-033-00 PROPERTY ADDRESS: 2469 PILGRIM HWY FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WYCHWOOD COTTAGES LLC 1760 EL DORADO CIRCLE LOUISVILLE CO 80027 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 1/2 LOT 28-29 & N 1/2 LOT 30 ALSO S 1/2 LOT 30 EXC SL OF A LN BEG 38.89 FT N 10 DEG 48' W OF SW COR OF SAID LOT S 89 DEG 58' E 40.23 FT N 78 DEG 27' E 58.71 FT N 77 DEG 19'30 E TO CRYSTAL LK INCL RIPARIAN LDS CRYSTALIA P.A. 2461 & 2469 PILGRIM HIGHWAY [[10/82 194/173 QC; 8/89 238/135; 12/92 269/547 WD;BP 11/93 085-003-0A COMB HERE FOR 2012 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$1109 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 897,131 | 924,942 | 27,811 | | |
| 2. ASSESSED VALUE: | 1,636,700 | 1,758,000 | 121,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 1,636,700 | 1,758,000 | 121,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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THIS IS NOT A TAX BILL**L-4400****Notice of Assessment, Taxable Valuation, and Property Classification**

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-085-035-00 PROPERTY ADDRESS: 2421 PILGRIM HWY FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BOSLER FAMILY PARTNERSHIP 812 OAK ST APT 401 WINNETKA IL 60093-2559 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 546* PT OF LOTS 30-31 BEG AT SW COR OF LOT 30 S 16 DEG 6' E 64.03 FT S 89 DEG 58' E 42.36 FT N 78 DEG 3' E 55.51 FT N 76 DEG 8' E 313.76 FT TO CRY LK N 11 DEG 12' W ALG LK 96.29 FT S 77 DEG 19' 30 58' W 40.23 FT S 10 DEG 48' E 38.89 FT TO BEG CRYSTALIA P.A. 2421 PILGRIM HIGHWAY [[5/88 MLC 227/266; 4/93 272/513 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$371 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 300,449 | 309,762 | | |
| 2. ASSESSED VALUE: | | 806,800 | 876,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 806,800 | 876,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-085-036-00 PROPERTY ADDRESS: 2397 PILGRIM HWY FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HIBBEN SEABURY JOSEPH H TRUST 27235 W LAKEVIEW S LAKE BARRINGTON IL 60084 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| 547* LOT 31 S OF A LN BEG 12 FT S 16 DEG 06' E OF NW COR OF S 1/2 OF LOT 31 S 89 DEG 58' E 42.36 FT N 78 DEG 03' E 55.51 FT N 76 DEG 08' E 313.76 FT TO CRY LK ALSO N 3/4 OF LOT 32 & RIPAR LAND THERETO CRYSTALIA P.A. 2397 PILGRIM HIGHWAY [[8/89 238/135; 8/89 238/468 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$642 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 519,402 | 535,503 | | |
| 2. ASSESSED VALUE: | | 1,089,900 | 1,203,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 1,089,900 | 1,203,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-085-037-00 PROPERTY ADDRESS: 2377 PILGRIM HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FISK WILLIAM C & STEPHEN G BARBARA FISK 1163 FARNSWORTH SE GRAND RAPIDS MI 49546 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 548* S 1/4 OF LOT 32 & N 1/2 OF LOT 33 CRYSTALIA. [[8/73 151/67; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$247 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 199,623 | 205,811 | | |
| 2. ASSESSED VALUE: | | 637,600 | 691,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 637,600 | 691,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|---|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-085-038-00 PROPERTY ADDRESS: 2369 PILGRIM HWY FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CRYSTAL INTERESTS LLC KIMBALL MORRIS 3618 EDEN PLACE CARMEL IN 46033 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| 549* S 1/2 OF LOT 33 & N 1/4 OF LOT 34 CRYSTALIA. P.A. 2369 PILGRIM HIGHWAY [[11/74 154/754; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$387 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 313,179 | 322,887 |
| 2. ASSESSED VALUE: | | 582,900 | 625,400 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 582,900 | 625,400 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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THIS IS NOT A TAX BILL**L-4400****Notice of Assessment, Taxable Valuation, and Property Classification**

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-085-039-00 PROPERTY ADDRESS: 2357 PILGRIM HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CRYSTAL INTERESTS LLC KIMBALL MORRIS 3618 EDEN PLACE CARMEL IN 46033 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 550* S 3/4 OF LOT 34 - RIP RTS CRYSTALIA P.A. 2357 PILGRIM HIGHWAY [[7/83 197/255 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$804 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 649,914 | 670,061 | 20,147 | | |
| 2. ASSESSED VALUE: | 1,018,000 | 1,154,400 | 136,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 1,018,000 | 1,154,400 | 136,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-085-040-00 PROPERTY ADDRESS: 2335 PILGRIM HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MORRIS KENTON L & JENNIFER J 10431 HIGH GROVE CARMEL IN 46033 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 551* N 52 FT OF LOT 35 CRYSTALIA P.A. 2335 PILGRIM HIGHWAY [[2/82 190/547 QC; 8/89 256/51 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$362 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 292,692 | 301,765 | 9,073 | | |
| 2. ASSESSED VALUE: | 414,200 | 448,900 | 34,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 414,200 | 448,900 | 34,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
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| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-085-041-00 PROPERTY ADDRESS: 2329 PILGRIM HWY FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MORRIS GREGORY S & SARA 7707 N PENNSYLVANIA ST INDIANAPOLIS IN 46240 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| 552* S 1/2 OF LOT 35 (48 FT) TOGETHER W/ BEACH ADJ TO SAID LOT & ALL RIP RIGHTS; ALSO BEG @ NW CORNER OF LOT 36 TH ALON N LINE TO NE CORNER OF LOT HE SESTRL ALONG E LINE 5 FT TH W TO W LINE TH NWSTRL ALON W LINE 5 FT, TOGETHER W/THE BEACH ADJ AND ALL RIPARIAN RIGHTS, PLAT OF CRYSTALIA EXCEPT N 2 FT WIDE OF S 1/2 OF LOT 35 TOGETHER W/BEACH ADJ TO N 2 FEET WIDE AND RIP RIGHTS PERTAINING THERETO P.A. 2329 PILGRIM HIGHWAY [[162/127; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$298 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 241,357 | 248,839 |
| 2. ASSESSED VALUE: | | 392,900 | 421,800 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 392,900 | 421,800 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | | |
|---|--|-------------------------------|----------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | | |
| | PARCEL NUMBER: 05-085-042-00 | | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: 2328 PILGRIM HWY LLC 641 MICHIGAN AVE #110 FRANKFORT MI 49635 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | | |
| LEGAL DESCRIPTION: 553* S 5 FT OF N 10 FT OF LOT 36 CRYSTALIA [[207/586; 7/89 QC 235/722; 9/94 288/171 WD; | CALCULATION CHANGES | | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | | |
| | % 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 | | | | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | | |
| | \$24 | | | | | |
| | PRIOR YEAR VALUES | CURRENT YEAR TENTATIVE VALUES | VALUE DIFFERENCE FROM PRIOR YEAR | | | |
| | 2024 | 2025 | | | | |
| | 19,630 | 20,238 | 608 | | | |
| 1. TAXABLE VALUE: | 32,700 | 34,400 | 1,700 | | | |
| 2. ASSESSED VALUE: | | | | | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | 32,700 | 34,400 | 1,700 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | | | | | |
| 6. Assessor Change Reason(s) | | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | | |
| HOW TO FILE AN APPEAL | | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | | |

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L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-085-043-00 PROPERTY ADDRESS: 2303 PILGRIM HWY FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BADANA LLC BARBARA JORDAN 30 STANDISH RD WAYLAND MA 01778 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 554* LOT 36 EXC N 10 FT; ALSO N 1/2 OF LOT 37 CRYSTALIA. P.A. 2303 PILGRIM HIGHWAY | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$998 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 807,234 | 832,258 | 25,024 | | |
| 2. ASSESSED VALUE: | 1,369,400 | 1,498,200 | 128,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 1,369,400 | 1,498,200 | 128,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| |
|--|
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|--|

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|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-085-044-00 PROPERTY ADDRESS: PILGRIM HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KILIAN DAVID & JOHN MCKEE JANICE K TRUST CAROL MCKEE 2500 CRYSTAL DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: 555* S 1/2 OF LOT 37 & ALSO N'LY 6.65 FT OF LOT 38 - RIPARIAN RTS - CRYSTALIA [[6/77 168/75; 8/71 194/203 WD; 11/87 QC 223/658; 12/87 QC 224/91; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$110 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 89,040 | 91,800 | | |
| 1. TAXABLE VALUE: | | 352,500 | 370,700 | | |
| 2. ASSESSED VALUE: | | 352,500 | 370,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 352,500 | 370,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-085-044-01 PROPERTY ADDRESS: 2283 PILGRIM HWY FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MUELLER LOUIS ERIC (50%) 527 N ELMWOOD AVE TRAVERSE CITY MI 49684-1453 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| 50% INT LOT 38 EXC N'LY 6.65 FT OF LOT 38 ALSO EXC S 25 FT OF LOT 38 RPT RIGHTS PLAT OF CRYSTALIA DSCRPTN CRCTN 1998 DESC CORR FOR 2000 INT SPLIT TO 044-A1, 044-B1, 044-C1 FOR 2012 05-085-044-B1 COMB HERE FOR 2017 PER OWNER REQUEST P.A. 2283 PILGRIM HIGHWAY [[209/515; 12/87 QC 224/91; 10/92 264/784 QC; 05/11 2011R-02295 TD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$124 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 100,494 | 103,609 | 3,115 | | |
| 2. ASSESSED VALUE: | 185,500 | 201,400 | 15,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 185,500 | 201,400 | 15,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-085-044-02 PROPERTY ADDRESS: 2267 PILGRIM HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FRYE MELODY & WILLIAM 2267 PILGRIM HWY FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 555B* S 25 FT OF LOT 38 & ALL OF LOT 39 CRYSTALIA P.A. 2261 & 2267 PILGRIM HIGHWAY [[1/79 176/451; 12/87 QC 224/91; 12/87 224/321 QC; 12/87 224/322 QC; BP 5/91; 11/90 253/92 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$378 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 305,473 | 314,942 | 9,469 | | |
| 2. ASSESSED VALUE: | 868,400 | 952,700 | 84,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 868,400 | 952,700 | 84,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-085-044-A1 PROPERTY ADDRESS: 2283 PILGRIM HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MUELLER KRISTIN A (50% INT) 1010 MYRTLE ST NW GRAND RAPIDS MI 49504 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 50% INT IN LOT 38 EXC N'LY 6.65 FT OF LOT 38 ALSO EXC S 25 FT OF LOT 38 PLAT OF CRYSTALIA RIP RGTS DESC CORR 1998 - DESC CORR FOR 2000 1/3 INT SPLIT FROM 044-00 FOR 2012 10-05-085-044-C1 INT COMB HERE FOR 2017 PER OWNER REQUEST P.A. 2283 PILGRIM HIGHWAY [[209/515; 12/87 QC 224/91; 10/92 264/784 QC; 05/11 2011R-02295 TD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$124 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 100,494 | 103,609 | | |
| 2. ASSESSED VALUE: | | 185,500 | 201,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 185,500 | 201,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-085-045-00 PROPERTY ADDRESS: 2488 PILGRIM HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MICHEL ANTHONY R MICHEL CAROL J 17485 SHELBURNE RD CLEVELAND OH 44118-4903 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | | .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: | | CALCULATION CHANGES | | | |
| 556* N 75 FT OF PARCEL MARKED PARK ON W SIDE OF GRAND BLVD CRYSTALIA P.A. 2488 PILGRIM HIGHWAY [[12/76 162/991; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$169 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 136,448 | 140,677 | 4,229 | | |
| 2. ASSESSED VALUE: | 249,600 | 248,500 | -1,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 249,600 | 248,500 | -1,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-085-046-00 PROPERTY ADDRESS: 2480 PILGRIM HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MICHEL ANTHONY R MICHEL CAROL J 17485 SHELBURNE RD CLEVELAND OH 44118-4903 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 557* S 25 FT OF N 100 FT OF PARCEL MARKED PARK ON W SIDE OF GRAND BLVD CRYSTALIA P.A. 2480 PILGRIM HIGHWAY [[12/76 162/991; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$7 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 5,559 | 172 | | |
| 2. ASSESSED VALUE: | | 27,500 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 27,500 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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|---|--|---|--|-------------------------------------|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | | PARCEL IDENTIFICATION | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WILSON KEITH R & KRISTIN B PO BOX 772443 STEAMBOAT SPRINGS CO 80477 | | PARCEL NUMBER: 05-085-047-00 | | |
| | | PROPERTY ADDRESS: 2470 PILGRIM HWY FRANKFORT, MI 49635 | | |
| | | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| | | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | | % Exempt As "Homeowners Principal Residence": .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: 558* S 50 FT OF N 150 FT OF PARCEL MARKED PARK ON W SIDE OF GRAND BLVD CRYSTALIA P.A. 2470 PILGRIM HIGHWAY [[11/74 153/848 | | CALCULATION CHANGES | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | | *Applies to all property taxable values in the State of Michigan | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax billl by approximatelv: \$143 | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 115,762 | 119,350 | 3,588 |
| 2. ASSESSED VALUE: | | 233,100 | 255,600 | 22,500 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 233,100 | 255,600 | 22,500 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | |
| ASSESSOR | | PHONE # | | EMAIL |
| JILL BROWN | | (231) 881-4000 | | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | | |
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Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-085-048-00 PROPERTY ADDRESS: 2447 MICHIGAN AVE FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BOONE PROPERTY MANAGEMENT LLC CHRISTINE BOONE 7235 MANASOTA KEY RD ENGLEWOOD FL 34223 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| COM AT NW COR OF PARK TH ALG E/L OF MICHIGAN AVE S 00° 00'25" W 233.23 FT TO POB S 00° 00'25" W 100 FT N 89° 51'43" E 216.27 FT TO PT ON W ROW LN OF GRAND BLVD TH ALG W ROW LN N 10° 46'47" W 77.73 FT S 89° 43'22" W 101.61 FT N 00° 16'38" W 24.10 FT S 89° 43'22" W 100 FT TO POB .42 A M/L PRCL "C" COMB INT HERE FOR 2012 FROM 085-048-0A SPLIT TO 048-10 -20 -30 FOR 2012 P.A. 2447 MICHIGAN AVE | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$320 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 258,823 | 266,846 |
| 2. ASSESSED VALUE: | | 460,500 | 538,400 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 460,500 | 538,400 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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| | PARCEL NUMBER: 05-085-048-10 PROPERTY ADDRESS: PILGRIM HWY FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BOONE ROBERT & SUSAN 951 VERNON AVE GLENCOE IL 60022 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: | CALCULATION CHANGES | | |
| COM AT NW COR OF PARK TH ALG E/L OF MICHIGAN AVE S 00° 00'25" W 449.59 FT TO PT ON S/L OF THE N 450 FT OF SD PARK TH ALG S/L S 89° 57'59" E 115.96 FT TO POB TH ALG SD S/L S 89° 57'59" E 125.96 FT TO PT ON W ROW LN OF GRAND BLVD TH ALG W ROW LN N 16° 04'47" W 35.69 FT N 10° 46'47" W 84.22 FT TH S 89° 51'43" W 103.93 FT TH S 01° 30'18" E 116.74 FT TO POB .30 A M/L PRCL "B" SPLIT FROM 085-048-00 FOR 2012 | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$22 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 17,868 | 18,421 | 553 |
| 2. ASSESSED VALUE: | 130,900 | 130,900 | 0 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 130,900 | 130,900 | 0 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-085-048-20 PROPERTY ADDRESS: MICHIGAN AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: OPPENHEIM JOHN P (TRUST) 834 S CORONA DENVER CO 80209 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| COM AT NW COR OF PARK TH ALG E/L OF MICHIGAN AVE S 00° 00'25" W 333.23 FT TO POB TH CONT ALG SD E/L OF MICHIGAN AVE S 00° 00'25" W 116.36 FT TO PT ON S/L OF N 450 FT OF SD PARK TH ALG S/L S 89° 57'59" E 115.96 FT TH N 01° 30'18" W 116.74 FT TH S 89° 51'43" W 112.88 FT TO POB .31 A M/L PRCL "A" SPLIT FROM 085-048-00 FOR 2012 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$22 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 17,962 | 18,518 | 556 | | |
| 2. ASSESSED VALUE: | 106,100 | 106,100 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 106,100 | 106,100 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|--|---|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-085-048-30 | | |
| | PROPERTY ADDRESS: , | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GREEN RONALD R & GAILE B 4708 E ROADRUNNER PLACE PARADISE VALLEY AZ 85253 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: COM AT NW COR OF PARK TH ALG E/L OF MICHIGAN AVE S 00° 00'25" W 149.94 FT TO POB SD PT BEING ON TH N/L OF S 300 FT OF THE N 450 FT OF THE PARK TH ALG SD E/L OF MICHIGAN AVE S 00° 00'25" W 83.29 FT TH N 89° 43'22" E 100 FT TH S 00° 16'38" E 24.10 FT TH N 89° 43'22" E 101.61 FT TO PT ION THE W ROW LN OF GRAND BLVD TH ALG SD W/L N 10° 46'47" W 46.84 FT AND N 07° 00'47" W 60.78 FT TO PT ON SD N/L OF THE S 300 FT OF SD N 450 FT OF THE PARK TH ALG SD N/L S 89° 58'47" W 185.53 FT TO POB .417 A M/L PRCL"D" SPLIT FROM 085-048-00 FOR 2012 | | CALCULATION CHANGES | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$30 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | 24,512 | 25,271 |
| 1. TAXABLE VALUE: | | 116,600 | 116,600 |
| 2. ASSESSED VALUE: | | | 0 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 116,600 | 116,600 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
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L-4400

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-085-049-00 PROPERTY ADDRESS: 2405 MICHIGAN AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WALTON ELAINE L LIVING TRUST PO BOX 504 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 561* W 121 FT OF S 150 FT OF N 600 FT OF PARCEL MARKED PARK ON W SIDE OF GRAND BLVD CRYSTALIA [[209/777; 1/93 268/406 QC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$34 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 50,083 | 51,635 | 1,552 | | |
| 1. TAXABLE VALUE: | 50,083 | 51,635 | 1,552 | | |
| 2. ASSESSED VALUE: | 185,700 | 185,500 | -200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 185,700 | 185,500 | -200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-085-050-00 PROPERTY ADDRESS: 2394 PILGRIM HWY FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CAMPBELL LINDA C REVOCABLE TRUST CAMPBELL LINDA C [TRUSTEE] PO BOX 553 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 562* S 150 FT OF N 600 FT EXC W 121 FT OF PARCEL MARKED PARK ON W SIDE OF GRAND BLVD CRYSTALIA P.A. 2394 PILGRIM HWY [[10/74 156/89; 7/89 WD 235/714; BP 9/92; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$211 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 170,935 | 176,233 | 5,298 | | |
| 1. TAXABLE VALUE: | 170,935 | 176,233 | 5,298 | | |
| 2. ASSESSED VALUE: | 311,200 | 345,100 | 33,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 311,200 | 345,100 | 33,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
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| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|-------------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-085-051-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FISK WILLIAM C & STEPHEN G BARBARA FISK 1163 FARNSWORTH SE GRAND RAPIDS MI 49546 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: 563* S 85 FT ON N 685 FT OF PARCEL MARKED PARK ON W SIDE OF GRAND BLVD CRYSTALIA [[8/73 151/69; 1/94 280/647 QC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$33 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 26,622 | 27,447 | 825 | | |
| 2. ASSESSED VALUE: | 98,600 | 99,800 | 1,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 98,600 | 99,800 | 1,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-085-052-00 PROPERTY ADDRESS: MICHIGAN AVE FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CRYSTAL INTERESTS LLC KIMBALL MORRIS 3618 EDEN PLACE CARMEL IN 46033 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 564* W 1/2 OF N 84.8 FT OF S 584.8 FT OF PARCEL MARKED PARK ON W SIDE OF GRAND BLVD CRYSTALIA P.A. 2350 PILGRIM HIGHWAY [[6/73 151/68; 8/78 174/230; 1/83 QC 194/649; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$37 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 30,286 | 31,224 | 938 | | |
| 2. ASSESSED VALUE: | 80,500 | 80,500 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 80,500 | 80,500 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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L-4400

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-085-053-00 PROPERTY ADDRESS: 2377 PILGRIM HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CRYSTAL INTERESTS LLC 1062 ELDORADO DR SUPERIOR CO 80027 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 565* E 1/2 OF N 84.8 FT OF S 584.8 FT OF PARCEL MARKED PARK ON W SIDE OF GRAND BLVD CRYSTALIA. P.A. 2377 PILGRIM HIGHWAY [[7/90 244/304 TRST; 10/95 298/1087 QC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$24 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 95,900 | 96,500 | 600 | | |
| 1. TAXABLE VALUE: | 95,900 | 96,500 | 600 | | |
| 2. ASSESSED VALUE: | 95,900 | 96,500 | 600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 95,900 | 96,500 | 600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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|---|---|--|---|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-085-054-00 PROPERTY ADDRESS: 2345 MICHIGAN AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PATTERSON ROBERT T & MARLENE A & QUICK KIMBERLY PATTERSON RUSSELL BRIAN RAY 6023 ALTON ST DENVER CO 80238 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| | % Exempt As "MBT Industrial Personal": .00% | | | | |
| LEGAL DESCRIPTION: 566* W 236 FT OF N 100 FT OF S 500 FT OF PARCEL MARKED PARK ON W SIDE OF GRAND BLVD CRYSTALIA P.A. 2345 MICHIGAN AVENUE [8/67 170/985; 7/89 235/481 QC; | % 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 | | |
| | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| 1. TAXABLE VALUE: | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$50 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 40,674 | 41,934 | 1,260 | | |
| 2. ASSESSED VALUE: | 132,900 | 132,700 | -200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 132,900 | 132,700 | -200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-085-055-00 PROPERTY ADDRESS: 617 BIRCHWOOD TERRACE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: VOGEL ELIZABETH TRUST ANNE VOGEL 55 GOVENORS WAY BRENTWOOD TN 37027 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 567* E 109 FT OF W 345 FT OF N 100 FT OF S 500 FT OF PARCEL MARKED PARK ON W SIDE GRAND BLVD CRYSTALIA P.A. 617 BIRCHWOOD TERRACE (PVT) [[12/94 290/318 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$50 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 40,674 | 41,934 | | |
| 2. ASSESSED VALUE: | | 130,300 | 130,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 130,300 | 130,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-085-056-00 PROPERTY ADDRESS: 2350 PILGRIM HIGHWAY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PATTERSON MARGARET ELLEN 2350 PILGRIM HWY FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 568* E 54 FT OF N 100 FT OF S 500 FT OF PARCEL MARKED PARK ON W SIDE OF GRAND BLVD CRYSTALIA [[8/67 170/985; 7/89 235/480 QC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$30 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 44,153 | 45,521 | 1,368 | | |
| 1. TAXABLE VALUE: | 44,153 | 45,521 | 1,368 | | |
| 2. ASSESSED VALUE: | 122,900 | 136,400 | 13,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 122,900 | 136,400 | 13,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-085-057-00 PROPERTY ADDRESS: 2328 PILGRIM HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: 2328 PILGRIM HWY LLC 641 MICHIGAN AVE #110 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| 569* N 150 FT OF S 400 FT EXC W 100 FT OF PARCEL MARKED PARK CRYSTALIA P.A. 2328 PILGRIM HIGHWAY [[207/586; 7/89 235/722 QC; 11/91 255/622 WD; 4/94 283/ 707 TRUST; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$178 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 144,351 | 148,825 | 4,474 | | |
| 2. ASSESSED VALUE: | 229,100 | 244,100 | 15,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 229,100 | 244,100 | 15,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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|---|---|------------------------------|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | | |
| | PARCEL NUMBER: 05-085-057-10 | | | | | |
| | PROPERTY ADDRESS: FRANKFORT, | | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SOWERS PAUL 7025 N WILLOW WOOD DR PEORIA IL 61614 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | | |
| LEGAL DESCRIPTION: 569A* W 100 FT OF N 150 FT OF S 400 FT OF PARCEL MARKED PARK CRYSTALIA P.A. 2328 PILGRIM HIGHWAY | % 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 | | | |
| | | | | | | |
| CALCULATION CHANGES | | | | | | |
| 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | | | |
| *Applies to all property taxable values in the State of Michigan | | | | | | |
| Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | | | |
| \$38 | | | | | | |
| | | PRIOR YEAR VALUES | CURRENT YEAR TENTATIVE VALUES | | | |
| | | 2024 | 2025 | | | |
| 1. TAXABLE VALUE: | | 31,057 | 32,019 | | | |
| 2. ASSESSED VALUE: | | 137,200 | 137,200 | | | |
| 3. TENTATIVE EQUALIZATION FACTOR: | 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 137,200 | 137,200 | | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | | |
| HOW TO FILE AN APPEAL | | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-085-058-00 PROPERTY ADDRESS: 2281 MICHIGAN AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SUPPNICK JOHN D & CYNTHIA 13789 HAMERSLEY ST BATH MI 48808 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| PART OF THE W 100 FT OF PAR MARKED PARK OF CRYSTALIA DESC AS COM AT SW COR OF SD PARK N 00°01'13" E 124.17 FT TO POB TH N 00°01'13" E 124.17 FT TH S 88°19'31" E 100.11 FT S 00°4'35" W 115.56 FT TH S 86°45'02" W 100.12 FT TO POB. SEC 9 T26N R16W SPLIT 1988 PARCEL A SURVEY SPLIT TO 085-058-10 FOR 2000 LDA 10/99 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$117 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 94,375 | 97,300 | 2,925 | | |
| 2. ASSESSED VALUE: | 177,800 | 177,000 | -800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 177,800 | 177,000 | -800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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THIS IS NOT A TAX BILL

L-4400

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| | | | | | | |
|---|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | | |
| | PARCEL NUMBER: 05-085-058-01 | | | | | |
| | PROPERTY ADDRESS: FRANKFORT, | | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: 2292 PILGRIM LLC 1062 ELDORADO DR SUPERIOR CO 80027 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | | |
| LEGAL DESCRIPTION: 570-A* COM AT SW COR OF PARK OF CRYSTALIA N 248.27 S88 DEG 21'20 75.40 FT TO POB S 20 DEG 09'40 193.89 FT N 70.03 FT S 88 DEG 21'20 SEC 9 T26N R16W SPLIT 1988 [[219/465 WD | % 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 | | | |
| | | | | | | |
| CALCULATION CHANGES | | | | | | |
| 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | | | |
| *Applies to all property taxable values in the State of Michigan | | | | | | |
| Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | | | |
| \$1118 | | | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | | |
| | 54,463 | 82,500 | 28,037 | | | |
| 2. ASSESSED VALUE: | 82,500 | 82,500 | 0 | | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 82,500 | 82,500 | 0 | | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS | | | | | | |
| 6. Assessor Change Reason(s) | | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | | |
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|---|--|---|---------------------------------------|----------------------------------|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | | PARCEL IDENTIFICATION | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SUPPNICK JOHN & CYNTHIA 13789 HAMERSLEY ST BATH MI 48808 | | PARCEL NUMBER: 05-085-058-10 | | |
| | | PROPERTY ADDRESS: ESPLANADE CT FRANKFORT, MI 49635 | | |
| | | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| | | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential |
| | | PRIOR YEAR CLASSIFICATION: | 402 | Residential |
| | | % Exempt As "Homeowners Principal Residence": .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: PART OF THE W 100 FT OF PAR MARKED PARK OF CRYSTALIA DESC AS COM AT SW COR OF SD PARK N 00°01'13" E 124.16 FT N 86°45'02" E 100.21 FT S 00°04'35" E 115.56 FT S 81°51'35" W 101.02 FT TO POB SEC 9 T26N R16W PARCEL B SURVEY SPLIT FROM 085-058-00 FOR 2000 LDA 10/99 | | CALCULATION CHANGES | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | | *Applies to all property taxable values in the State of Michigan | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$69 | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 55,789 | 57,518 | 1,729 |
| 2. ASSESSED VALUE: | | 91,500 | 91,500 | 0 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 91,500 | 91,500 | 0 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | |
| ASSESSOR | | PHONE # | | EMAIL |
| JILL BROWN | | (231) 881-4000 | | TOWNSHIPASSESSING@GMAIL.COM |
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| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-085-059-00 PROPERTY ADDRESS: 460 ESPLANADE CT FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MALASKY MICHAEL S & BARBARA J 6691 HOUGHTEN DR TROY MI 48098 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 571* E 100 FT OF W 200 FT OF S 250 FT OF PARCEL MARKED PARK ON W SIDE OF GRAND BLVD CRYSTALIA [[11/87 QC 223/658; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$178 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 76,513 | 80,984 | 4,471 | | |
| 2. ASSESSED VALUE: | 99,900 | 101,500 | 1,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 99,900 | 101,500 | 1,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) Land Improvement Added | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-085-060-00 PROPERTY ADDRESS: 440 ESPLANADE COURT (PVT) FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KILIAN DAVID MARY MORRISON-COLLINS PO BOX 172 ACME MI 49610 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 572* E 100 FT OF W 300 FT OF S 250 FT OF PAR MARKED PARK ON W SIDE OF GRAND BLVD CRYSTALIA [[6/79 168/75; 11/87 QC 223/658; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$109 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 87,776 | 90,497 | 2,721 | | |
| 1. TAXABLE VALUE: | 87,776 | 90,497 | 2,721 | | |
| 2. ASSESSED VALUE: | 167,400 | 166,600 | -800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 167,400 | 166,600 | -800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-085-060-01 PROPERTY ADDRESS: 2292 PILGRIM HWY FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: 2292 PILGRIM LLC 1062 ELDORADO DR SUPERIOR CO 80027 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| 572A* N 70 FT OF S 250 FT E OF W 300 FT OF PAR MARKED PARK ON W SIDE OF GRAND BLVD CRYSTALIA P.A. 2292 PILGRIM HIGHWAY [[168/75; 209/515-516; 8/89 TRST 237/75-80; 10/92 264/784 Q QC; 3/95 293/313 QC; 3/95 293/314 QC; 10/95 298/1086 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$5180 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 211,018 | 340,900 |
| 2. ASSESSED VALUE: | | 291,100 | 340,900 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 291,100 | 340,900 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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L-4400

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-085-061-00 PROPERTY ADDRESS: 2278 PILGRIM HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: TPR HOLDING COMPANY LLC CAROL MCKEE 2500 CRYSTAL DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 573* S 250 FT EXC N 140 FT & EXC W 300 FT OF PARCEL MARKED PARK ON W SIDE OF GRAND BLVD CRYSTALIA P.A. 2278 PILGRIM HIGHWAY [[11/87 QC 223/658; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$60 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 48,851 | 50,365 | | |
| 2. ASSESSED VALUE: | | 195,300 | 202,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 195,300 | 202,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-085-062-00 PROPERTY ADDRESS: 2233 PILGRIM HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: THREE PINES RESORT LLC 2500 CRYSTAL DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 201 | Commercial | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 574* N 150 FT OF PARCEL BOUNDED ON N BY ESPLANADA AVE ON E BY CRYSTALIA LK ON W BY GRAND BLVD CRYSTALIA P.A. 2233 PILGRIM HIGHWAY [[11/87 QC 223/658; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$77863 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 797,659 | 2,483,500 | 1,685,841 | | |
| 2. ASSESSED VALUE: | 2,281,100 | 2,483,500 | 202,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 2,281,100 | 2,483,500 | 202,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|--|---------------------------------------|----------------------------------|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-085-063-00 PROPERTY ADDRESS: 2175 PILGRIM HWY FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CONGREGATIONAL SUMASSY OFFICE MANAGER 2128 PILGRIM HWY FRANKFORT MI 49635-9247 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 201 | Commercial |
| | PRIOR YEAR CLASSIFICATION: | 201 | Commercial |
| | % Exempt As "Homeowners Principal Residence": .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: 575* PARCEL BOUNDED ON N BY ESPLANADA AVE ON E BY CRY LK ON W BY GRAND BLVD ON S BY CSA PLAT EXC N 150 FT CRYSTALIA P.A. 2175 PILGRIM HIGHWAY | CALCULATION CHANGES | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$217 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 175,845 | 181,296 | 5,451 |
| 2. ASSESSED VALUE: | 481,200 | 437,800 | -43,400 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 481,200 | 437,800 | -43,400 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR JILL BROWN | PHONE # (231) 881-4000 | EMAIL TOWNSHIPASSESSING@GMAIL.COM | |
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L-4400

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| | | | | | |
|---|---|--|-------------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-090-004-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GRAND TRAVERSE REGIONAL LAND CONS 2846 3 MILE RD N TRAVERSE CITY MI 49684 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: 579* N 1/2 OF N 1/2 OF LOT 3 BEDELL'S ADD TO CRYSTALIA [[11/49 WD 224/225; 12/87 224/323 QC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$1274 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 8,051 | 40,000 | 31,949 | | |
| 2. ASSESSED VALUE: | 25,400 | 40,000 | 14,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 25,400 | 40,000 | 14,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| | | | | | |
|---|---|---------------------------------------|----------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-090-005-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GRAND TRAVERSE REGIONAL LAND CONS 2846 3 MI RD N TRAVERSE CITY MI 49686 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: 580* S 1/2 OF N 1/2 OF LOT 3 BEDELL'S ADD TO CRYSTALIA BLK 1 [[6/73 148/881; 1/83 194/915 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$1274 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 8,051 | 40,000 | 31,949 | | |
| 2. ASSESSED VALUE: | 25,400 | 40,000 | 14,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 25,400 | 40,000 | 14,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
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| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-090-007-00 PROPERTY ADDRESS: CASS AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WAY JOHN H TRUST 903 N POWELL RD ESSEXVILLE MI 48732 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .00% | | | |
| | % Exempt As "Qualified Agricultural Property": | .00% | | | |
| | % Exempt As "MBT Industrial Personal": | .00% | | | |
| | % Exempt As "MBT Commercial Personal": | .00% | | | |
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| | Exempt As "Development Property": | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | | |
| LEGAL DESCRIPTION: | | CALCULATION CHANGES | | | |
| 582* LOT 6 BEDELL'S ADD CRYSTALIA [[8/89 QC 237/53; [[302/957 DC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$122 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 98,484 | 101,537 | 3,053 | | |
| 2. ASSESSED VALUE: | 103,800 | 103,800 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 103,800 | 103,800 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
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State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-090-008-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WAY JOHN H(TRUSTEE) 903 N POWELL ROAD ESSEXVILLE MI 48732 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: 583* N 162.49 FT OF E 300 FT OF LOT 7 BEDELL'S ADD CRYSTALIA SPLIT 1989 [[7/95 296/281 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$26 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 20,920 | 21,568 | 648 | | |
| 2. ASSESSED VALUE: | 197,500 | 197,500 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 197,500 | 197,500 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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THIS IS NOT A TAX BILL

L-4400

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-090-008-10 PROPERTY ADDRESS: 2602 CASS AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WAY JOHN (TRUSTEE) 903 N POWELL RD ESSEXVILLE MI 48732 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 583-A* PT LOT 7 BEDELL'S ADD TO CRYSTALIA COM NE COR LOT 7 N 89 DEG 18'W 300 FT TO POB N 89 DEG 18'W 479.66 FT TO PT NEAR SH LK MICH S 24 DEG 20'35 E 552.54 FT TO PT 300 FT W OF E LOT LN N 13'15 TO POB RIP RGTS & EASE BEDELL'S ADD CRYSTALIA SPLIT 1989 P.A. 2602 CASS AVENUE [[230/246; 10/92 164/646 AFF SCRB ERROR; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$128 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 103,454 | 106,661 | | |
| 2. ASSESSED VALUE: | | 446,700 | 436,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 446,700 | 436,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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THIS IS NOT A TAX BILL

L-4400

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-090-008-20 PROPERTY ADDRESS: 2575 CASS AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KEARNEY PATRICK F KEARNEY DIANNE L 213 FIESOLE VENICE FL 34285 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| 583B* COM 162.49 FT S OF NE COR LOT 7 S 150 FT W 843.53 FT TO PT NR SH OF LK MI. ALG SH N 3 DEG 12'59 852.54 FT TO POB RIP RGTS. BEDELL'S ADD TO CRYSTALIA 2.92 A M/L SPLIT 1989 P.A. 2575 CASS AVENUE [[11/88 231/127 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$196 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 158,462 | 163,374 | | |
| 2. ASSESSED VALUE: | | 530,100 | 519,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 530,100 | 519,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | | PHONE # | EMAIL | | |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-090-010-00 PROPERTY ADDRESS: 2532 CASS AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BUZZELL CAROLYN H & ERIC J 3383 FULTON ST E GRAND RAPIDS MI 49546 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 585* COM SE COR OF LOT 11 N 124.25 FT W 412 FT TO POB W 447. 23 FT TO PT NEAR SH LK MICH N 14 DEG 41'48 156.58 FT N 61 DEG 17'05 60 FT S 69 DEG 06'24 21'35 BEING PT OF LOTS 10 & 11 BEDELL'S FIRST ADD TO CRYSTALIA PT TO 090-010-10 & 090-010-20 FOR 1995 P.A. 2532 CASS AVENUE [[118/448 WD; 12/88 QC 231/833; 12/93 279/99 QC; 3/95 292 /1151 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$102 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 82,296 | 84,847 | | |
| 2. ASSESSED VALUE: | | 350,700 | 343,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 350,700 | 343,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | | PHONE # | | | |
| JILL BROWN | | (231) 881-4000 | | | |
| | | EMAIL | | | |
| | | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-090-010-10 PROPERTY ADDRESS: 2552 CASS AVE FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WILSON DONALD P & CAROL J 305 WILD OAK LN HENDERSONVILLE NC 28791 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 585A* COM AT SE COR LOT 11 N 124.25 FT W 412 FT N 106 FT TO POB W 83.47 FT N 40 DEG 13'23 86.26 FT S 72 DEG 34'35 W 156.58 FT TO A PT NEAR SH LK MICH N 23 DEG 03'58 FT E 431.01 FT S 106 FT TO POB .90 A M/L SRVY PRCL 1 BEING PT OF LOTS 10 & 11 BEDELL'S FIRST ADD CRYSTALIA PT TO 090-010-00 & 090-010-20 IN 1995 P.A. 2552 CASS AVENUE [[11/62 118/448; 12/88 QC 231/833; 12/93 279/99 QC; 11/93 279/101 QC; BP 5/94; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$102 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 82,501 | 85,058 | 2,557 | | |
| 2. ASSESSED VALUE: | 349,300 | 341,900 | -7,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 349,300 | 341,900 | -7,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-090-010-20 PROPERTY ADDRESS: MARQUETTE CT FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WILSON DONALD P & CAROL J 305 WILD OAK LN HENDERSONVILLE NC 28791 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| 585-B* COM SE COR LOT 11 N 124.25 FT TO POB N 212 FT W 412 FT S 212 FT E 412 FT TO POB 2 A M/L SRVY PRCL 3 BEING PT OF LOTS 10 & 11 BEDELL'S FIRST ADD TO CRYSTALIA FROM 090-010-00 & 090-010-10 IN 1995 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$13 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 10,258 | 10,575 | 317 | | |
| 2. ASSESSED VALUE: | 46,000 | 46,000 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 46,000 | 46,000 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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L-4400

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| | | | | | |
|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-090-011-00 PROPERTY ADDRESS: 2512 CASS AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DAVIS JOINT VENTURES LLC 1334 ASHLAND AVE WILMETTE IL 60091 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 586* S 1/2 OF LOT 11 BEDELLS ADD TO CRYSTALIA. P.A. 2512 CASS AVENUE [[220/802 WD | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$14913 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 294,000 | 667,900 | 373,900 | | |
| 1. TAXABLE VALUE: | 294,000 | 667,900 | 373,900 | | |
| 2. ASSESSED VALUE: | 294,000 | 667,900 | 373,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 294,000 | 667,900 | 373,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) New Construction | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| | PARCEL NUMBER: 05-090-012-00 PROPERTY ADDRESS: 550 MARQUETTE CT FRANKFORT, | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CROWDUS WILLIAM W III & ROLLINSON BARBARA LOUISE 3422 FULTON ST NW WASHINGTON DC 20007 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| 587* W 210 FT OF E 345 FT OF LOT 12 BEDELL'S ADD CRYSTALIA P.A. 550 MARQUETTE COURT [[11/75 158/820 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$124 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 100,176 | 103,281 |
| 2. ASSESSED VALUE: | | 244,300 | 244,000 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 244,300 | 244,000 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-090-013-00 PROPERTY ADDRESS: 526 MARQUETTE CT FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MACINNIS BRIAN LILY PAD 526 LLC PO BOX 2128 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 588* W 75 FT OF E 135 FT OF LOT 12 BEDELL'S ADD CRYSTALIA [I 8/86 215/269 | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$-2922 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 169,978 | 176,268 | 6,290 | | |
| 2. ASSESSED VALUE: | 280,000 | 277,400 | -2,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 280,000 | 277,400 | -2,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---------------------------------------|----------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-090-014-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CROWDUS WILLIAM W III & ROLLINSON BARBARA LOUISE 3422 FULTON ST NW WASHINGTON DC 20007 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: 589* E 100 FT OF W 690 FT OF LOT 12 BEDELL'S ADD CRYSTALIA [[11/77 168/601 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$41 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 32,898 | 33,917 | 1,019 | | |
| 2. ASSESSED VALUE: | 82,500 | 82,500 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 82,500 | 82,500 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-090-015-00 PROPERTY ADDRESS: 508 MARQUETTE CT FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: 508 LLC BRUCE KEISER 3620 PREAKNESS CT ROANOKE VA 24012-6500 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| 590* E 60 FT OF LOT 12 BEDELL'S ADD TO CRYSTALIA. P.A. 508 MARQUETTE COURT [[9/93 276/642 WD; 11/93 277/985-986 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | |
| | | \$80 | | | |
| | PRIOR YEAR VALUES | CURRENT YEAR TENTATIVE VALUES | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 2024 | 2025 | | | |
| 1. TAXABLE VALUE: | 64,699 | 66,704 | 2,005 | | |
| 2. ASSESSED VALUE: | 126,100 | 125,800 | -300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 126,100 | 125,800 | -300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| | | | |
|---|---|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-090-016-00 PROPERTY ADDRESS: 640 MARQUETTE CT FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LEETE JOHN & DARLYNE TRUSTEES LEETE DARLYNE TRUST PO BOX 1067 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| E 290 FT OF W 440 FT OF LOT 12 BEDELLS ADD CRYSTALIA SPLIT TO 090-016-02 FOR 1999 LDA 7/98 P.A. 640 MARQUETTE COURT [[10/75 159/442; 201/589; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$96 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 140,893 | 145,260 |
| 2. ASSESSED VALUE: | | 340,100 | 339,500 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 340,100 | 339,500 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-090-016-01 PROPERTY ADDRESS: 660 MARQUETTE CT FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GROSSMAN JEFFREY M & CAROL E TRUST 660 MARQUETTE CT FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 590A-1* W 150 FT OF LOT 12 BEDELLS ADD CRYSTALIA P.A. 660 MARQUETTE COURT [[1/85 3000 205/609 (2); WD 221/135; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$142 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 114,948 | 118,511 | | |
| 1. TAXABLE VALUE: | | 198,800 | 198,300 | | |
| 2. ASSESSED VALUE: | | | -500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 198,800 | 198,300 | | |
| | | | -500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-090-016-02 PROPERTY ADDRESS: 580 MARQUETTE CT FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BARBOUR KATHERINE A 580 MARQUETTE CT FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| E 150 FT OF W 590 FT OF LOT 12 BEDELLS ADD CRYSTALIA SPLIT FROM 090-016-00 FOR 1999 LDA 7/98 P.A. 580 MARQUETTE CT | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$-1250 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 125,005 | 170,700 | 45,695 | | |
| 2. ASSESSED VALUE: | 171,600 | 170,700 | -900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 171,600 | 170,700 | -900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | | | |
|---|---|---------------------------------------|----------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-090-017-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MICHEL ANTHONY R MICHEL CAROL J 17485 SHELBURNE RD CLEVELAND OH 44118-4903 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: 591* E 66 FT OF LOT 13 BEDELL'S ADD TO CRYSTALIA. [[12/76 164/271; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$9 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 7,546 | 7,779 | 233 | | |
| 2. ASSESSED VALUE: | 60,400 | 60,400 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 60,400 | 60,400 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|--|
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| | | | | | |
|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-090-018-00 PROPERTY ADDRESS: 531 MARQUETTE CT FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MENCHACA ANTHONY MENCHACA SARAH 7 MEADOWVIEW DRIVE S WESTPORT CT 06880 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 592* W 134 FT OF LOT 13 BEDELL'S ADD TO CRYSTALIA. P.A. 531 MARQUETTE COURT [[11/75 158/821; 8/93 274/472 QC; BP 10/93; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$159 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 128,740 | 132,730 | 3,990 | | |
| 2. ASSESSED VALUE: | 223,000 | 221,900 | -1,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 223,000 | 221,900 | -1,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
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| ASSESSOR | PHONE # | EMAIL | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-090-019-00 PROPERTY ADDRESS: 2482 MICHIGAN AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MENCHACA ANTHONY L MENCHACA SARAH H 7 MEADOWVIEW DRIVE WESTPORT CT 06880 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 594* LOT 14 BEDELL'S ADD CRYSTALIA [[12/74 199/930 QC;03/96 304/254 WD; 304/252 DC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$335 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 270,865 | 279,261 | 8,396 | | |
| 2. ASSESSED VALUE: | 330,800 | 327,800 | -3,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 330,800 | 327,800 | -3,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-090-020-00 PROPERTY ADDRESS: 2452 MICHIGAN AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PATTERSON DAVID G & BARBARA N RT PO BOX 504 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 595* LOTS 15 & 16 BEDELL'S ADD TO CRYSTALIA. P.A. 2452 MICHIGAN AVENUE [[220/429 QC; 7/92 262/276 QC; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$35 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 51,839 | 53,446 | | |
| 1. TAXABLE VALUE: | | 224,400 | 224,200 | | |
| 2. ASSESSED VALUE: | | | -200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 224,400 | 224,200 | | |
| | | | -200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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L-4400

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| | | | | | |
|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-090-021-00 PROPERTY ADDRESS: 2422 MICHIGAN AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: TOOLE WILLIAM J TRUSTEE TOOLE CHRISTINE L 1561 DIETRICH PLACE CT BALLWIN MO 63021 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 597* LOT 17 BEDELL'S ADD CRYSTALIA P.A. 2422 MICHIGAN AVENUE [[6/90 243/416 QC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$115 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 93,232 | 96,122 | 2,890 | | |
| 2. ASSESSED VALUE: | 204,300 | 203,400 | -900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 204,300 | 203,400 | -900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| | | | |
|---|---|---------------------------------------|----------------------------------|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-090-022-00 PROPERTY ADDRESS: 538 BIRCHWOOD TERRACE FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ROGERS GWEN LANKFORD LT 9892 NORTHBRIDGE RD ST LOUIS MO 63124 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: 598* LOT 18 BEDELL'S ADD CRYSTALIA P.A. 538 BIRCHWOOD TERRACE | CALCULATION CHANGES | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$87 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 70,507 | 72,692 | 2,185 |
| 2. ASSESSED VALUE: | 154,500 | 154,300 | -200 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 154,500 | 154,300 | -200 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR JILL BROWN | PHONE # (231) 881-4000 | EMAIL TOWNSHIPASSESSING@GMAIL.COM | |
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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-090-023-00 PROPERTY ADDRESS: 2356 MICHIGAN AVE FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DAVIS TIMOTHY & CATHERINE 1334 ASHLAND AVE WILMETTE IL 60091 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 599* BEG AT SE COR OF N 1/2 OF LOT 20 W 137 1/2 FT N TO A PT 75 FT S OF N LN OF LOT 19 E TO E LN OF LOT 19 S TO BEG BEDELL'S ADD CRYSTALIA P.A. 2356 MICHIGAN AVENUE [[7/87 221/510 MLC; 10/87 223/139 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$62 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 50,023 | 51,573 | 1,550 | | |
| 2. ASSESSED VALUE: | 92,700 | 92,500 | -200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 92,700 | 92,500 | -200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-090-024-00 PROPERTY ADDRESS: 541 BIRCHWOOD TERRACE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FOOTE CARRIE & THOMAS RLT 1428 DANSVILLE RD MASON MI 48854 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 600* BEG AT NW COR OF LOT 19 E 75 FT S 75 FT W 12 1/2 FT S TO N LN OF S 1/2 OF LOT 20 W TO W LN OF LOT 20 N TO BEG BEDELL'S ADD CRYSTALIA P.A. 541 BIRCHWOOD TERRACE [7/78 173/724; 2/88 QC 225/970; 8/90 253/91 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$202 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 40,528 | 45,584 | | |
| 2. ASSESSED VALUE: | | 120,100 | 133,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 120,100 | 133,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | Field Inspection, Land Improvement Added | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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L-4400

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-090-025-00 PROPERTY ADDRESS: 2372 MICHIGAN AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BREW EMILY G 2254 BRIGHTON DR SE GRAND RAPIDS MI 49506 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| 601* E 125 FT OF N 75 FT OF LOT 19 BEDELL'S ADD TO CRYSTALIA P.A. 2372 MICHIGAN AVNUE [[1/81 186/92 WD; 189/785 TRUST; 189/781; 6/92 261/592 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$123 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 99,553 | 102,639 | 3,086 | | |
| 2. ASSESSED VALUE: | 154,700 | 154,000 | -700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 154,700 | 154,000 | -700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|--|
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|--|

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-090-026-00 PROPERTY ADDRESS: 2342 MICHIGAN AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LARSON VERA TRUST 2625 W MORSE CHICAGO IL 60645 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 602* S 1/2 OF LOT 20 BEDELL'S ADD TO CRYSTALIA. P.A. 2342 MICHIGAN AVENUE [[302/957 DC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$60 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 48,444 | 49,945 | 1,501 | | |
| 2. ASSESSED VALUE: | 129,000 | 128,500 | -500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 129,000 | 128,500 | -500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-090-027-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LARSON VERA TRUST 2625 W MORSE CHICAGO IL 60645 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: 603* LOT 21 BEDELL'S ADD CRYSTALIA [[208/456; 302/957 DC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | % 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 | | | | |
| 1. TAXABLE VALUE: | Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$18 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 14,929 | 15,391 | 462 | | |
| 2. ASSESSED VALUE: | 91,500 | 91,500 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 91,500 | 91,500 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|-------------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-090-028-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LARSON VERA TRUST 2625 W MORSE CHICAGO IL 60645 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: 604* N 1/2 OF LOT 22 BEDELL'S ADD TO CRYSTALIA. [[208/456; 302/957 DC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$9 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 7,458 | 7,689 | 231 | | |
| | 45,700 | 45,700 | 0 | | |
| | 45,700 | 45,700 | 0 | | |
| | 45,700 | 45,700 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-090-030-00 PROPERTY ADDRESS: 2280 MICHIGAN AVE FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: OUR COTTAGE LLC 5906 W 39TH ST MINNEAPOLIS MN 55416 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: LOT 23 & S 1/2 OF LOT 22 BEDELL'S ADD CRYSTALIA [[11/75 159/834; 10-05-090-029-00 COMB HERE FOR 2010 PER ASSESSOR | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$321 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 259,487 | 267,531 | | |
| 1. TAXABLE VALUE: | | 373,300 | 370,600 | | |
| 2. ASSESSED VALUE: | | | -2,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 373,300 | 370,600 | | |
| | | | -2,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| | | | | | |
|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-090-032-00 PROPERTY ADDRESS: 530 ESPLANADE CT FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DAWLEY GARY C & JUDITH 392 LONG RAPIDS RD ALPENA MI 49707 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 608* LOT 24 BEDELL'S ADD TO CRYSTALIA 10-05-090-031-00 COMB HERE FOR 1995 [(10/80 211/327 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$107 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 86,654 | 89,340 | 2,686 | | |
| 2. ASSESSED VALUE: | 159,400 | 158,700 | -700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 159,400 | 158,700 | -700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
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| ASSESSOR | PHONE # | EMAIL | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-090-033-00 PROPERTY ADDRESS: 675 BIRCHWOOD TERRACE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MUELLER JENNIFER & BENNETT BREANNE 3221 BAYLIS DR ANN ARBOR MI 48108-1711 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| BEG AT NW COR LOT 25 N 89° 49'08" E 123.54 FT S 241.37 FT N 72° 12'00" W 190.84 FT N 17° 48'10" E 191.83 FT TO POB BEDELL'S ADD TO CRYSTALIA SPLIT TO 090-033-10 20 30 FOR 2002 PARCEL A SRVY LDA 10/00 P.A. 675 BIRCHWOOD RD P.A. 2325 MAPLEARCH RD(TEMP) | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$113 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 91,596 | 94,435 | | |
| 2. ASSESSED VALUE: | | 267,700 | 266,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 267,700 | 266,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|-------------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-090-033-01 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BAUMELER LAURIE SUE FRYE PO BOX 16 270 THOMAS RD FRANKFORT MI 49635 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: COM AT NE COR LOT 25 BEDELLS ADD TO CRYSTALIA W 465 FT TO POB S 302.79 FT W 155 FT N 302.83 FT E 155 FT TO POB SEC 9 T26N R16W 1.08 A M/L PARCEL 1 SRVY SPLIT TO 090-033-09 FOR 1999 SPLIT TO 090-033-11 21 31 FOR 2000 LDA 3/99 10-05-090-033-09 COMB HERE FOR 2000 | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$32 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 25,521 | 26,312 | 791 | | |
| 2. ASSESSED VALUE: | 141,700 | 141,700 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 141,700 | 141,700 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|---|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-090-033-02 | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MCKEE CAROL J LVNG TRUST 2500 CRYSTAL DR FRANKFORT MI 49635 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | |
| * COM AT SE COR LOT 25 W 155 FT TO POB W 155 FT N 302.75 FT E 155 FT S TO POB PRT LOT 25 BEDELL'S ADD TO CRYSTALIA SPLIT 1989 PT SPLIT TO 090-033-05 FOR 1996 [[12/76 165/243; 11/87 QC 223/658; 7/95 295/1006 LC; 01/96 302/189 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$37 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 30,034 | 30,965 |
| 2. ASSESSED VALUE: | | 141,700 | 141,700 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 141,700 | 141,700 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-090-033-03 PROPERTY ADDRESS: 560 ESPLANADE CT FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DAWLEY GARY C DAWLEY JUDITH A 392 LONG RAPIDS RD ALPENA MI 49707 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| 609C* E 155 FT OF S 302.65 FT OF LOT 25 BEDELL'S 1ST ADD CRYSTALIA SPLIT 1989 [[8/83 230/509; 9/90 245/549 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$156 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 125,953 | 129,857 | 3,904 | | |
| 2. ASSESSED VALUE: | 294,500 | 293,300 | -1,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 294,500 | 293,300 | -1,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
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| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-090-033-04 PROPERTY ADDRESS: ESPLANADE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BURGENER RODD ROBERT REV TRUST 410 ADELPHIA AVE LAKE BLUFF IL 60044 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 609-B2* W 155 FT OF E 620 FT OF S 1/2 OF LOT 25 BEDELLS ADD CRYSTALIA SPLIT 1989 [[10/88 230/892 TRST; BP 5/91; 9/92 264/456 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$68 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 55,362 | 57,078 | 1,716 | | |
| 2. ASSESSED VALUE: | 141,700 | 141,700 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 141,700 | 141,700 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|-------------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-090-033-05 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MCKEE FAMILY TRUST MCKEE ROBERT & SUSAN 975 EASTWOOD PLACE LOS ALTOS CA 94024 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: * COM AT SE COR LOT 25 W 310 FT TO POB W 155 FT N 302.80 FT E 155 FT S 302.75 FT TO POB PRT LOT 25 BEDELL'S ADD TO CRYSTALIA SPLIT FROM 090-033-02 FOR 1996 [[7/95 295/1002 LC; 01/96 302/187 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$37 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 30,034 | 30,965 | 931 | | |
| 2. ASSESSED VALUE: | 141,700 | 141,700 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 141,700 | 141,700 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-090-033-10 PROPERTY ADDRESS: V/L MAPLE ARCH RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MUELLER JENNIFER & BENNETT BREANNE 3221 BAYLIS DR ANN ARBOR MI 48108-1711 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| COM AT NW COR LOT 25 S 17° 48'10" W 191.83 FT TO POB S 72° 12'00" E 190.84 FT S 164.79 FT N 72° 12'00" W 240.90 FT N 17° 48'10" E 157 FT TO POB BEDELL'S ADD TO CRYSTALIA SPLIT FROM 090-033-00 FOR 2002 PARCEL B SRVY LDA 10/00 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$26 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 21,162 | 21,818 | 656 | | |
| 2. ASSESSED VALUE: | 71,600 | 71,600 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 71,600 | 71,600 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-090-033-11 PROPERTY ADDRESS: 597 BIRCHWOOD TR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FRYE WILLIAM & MELODY PO BOX 1518 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| COM AT NE COR LOT 25 BEDELLS ADD TO CRYSTALIA W 310 FT TO POB S 302.74 FT W 155 FT N 302.79 FT E 155 FT TO POB SEC 9 T26N R16W 1.08 A M/L PARCEL 2 SRVY SPLIT FROM 090-033-01 FOR 2000 LDA 3/99 PART OF 090-033-09 COMB HERE FOR 2000 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$3127 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 25,521 | 189,412 | 163,891 | | |
| 2. ASSESSED VALUE: | 141,700 | 303,500 | 161,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 141,700 | 303,500 | 161,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) New Construction | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-090-033-20 PROPERTY ADDRESS: V/L MAPLE ARCH RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MUELLER JENNIFER & BENNETT BREANNE 3221 BAYLIS DR ANN ARBOR MI 48108-1711 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| COM AT NW COR LOT 25 S 17° 48'10" W 348.83 FT TO POB S 72° 12'00" E 240.90 FT S 131.20 FT N 72° 12'00" W 280.76 FT N 17° 48'10" E 125 FT TO POB BEDELL'S ADD TO CRYSTALIA SPLIT FROM 090-033-00 FOR 2002 PARCEL C SRVY LDA 10/00 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$21 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 16,803 | 17,323 | 520 | | |
| 2. ASSESSED VALUE: | 57,000 | 57,000 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 57,000 | 57,000 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-090-033-21 PROPERTY ADDRESS: 575 BIRCHWOOD TERRACE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SUPPNICK CHARLES W TRUST 2267 PILGRIM HWY FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| COM AT NE COR LOT 25 BEDELLS ADD TO CRYSTALIA W 155 FT TO POB S 302.7 FT W 155 FT N 302.74 FT E 155 FT TO POB SEC T26N R16W 1.08 A M/L PARCEL 3 SRVY SPLIT FROM 090-033-01 FOR 2000 LDA 3/99 PART OF 090-033-09 COMB HERE FOR 2000 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$84 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 124,028 | 127,872 | 3,844 | | |
| 2. ASSESSED VALUE: | 233,200 | 219,300 | -13,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 233,200 | 219,300 | -13,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-090-033-30 PROPERTY ADDRESS: ROBINSON RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MUELLER JENNIFER & BENNETT BREANNE 3221 BAYLIS DR ANN ARBOR MI 48108-1711 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| COM AT NW COR LOT 25 S 17° 48'10" W 473.83 FT TO POB S 72° 12'00" E 280.76 FT S 68.30 FT S 89° 47'38" W 317.06 FT N 17° 48'10" E 163.12 FT TO POB BEDELL'S ADD TO CRYSTALIA SPLIT FROM 090-033-00 FOR 2002 PARCEL D SRVY LDA 10/00 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$27 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 21,908 | 22,587 | 679 | | |
| 2. ASSESSED VALUE: | 149,100 | 149,100 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 149,100 | 149,100 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|--|
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|---|---|--|-------------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-090-033-31 | | | | |
| | PROPERTY ADDRESS: , | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MALASKY MICHAEL & BARBARA 6691 HOUGHTEN TROY MI 48098 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: BEG AT NE COR LOT 25 BEDELLS ADD TO CRYSTALIA THENCE S 302.66 FT W 155 FT N 302.7 FT E 155 FT TO POB SEC 9 T26N R16W 1.08 A M/L PARCEL 4 SRVY SPLIT FROM 090-033-01 FOR 2000 LDA 3/99 PART OF 090-033-09 COMB HERE FOR 2000 | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$32 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 25,521 | 26,312 | 791 | | |
| 2. ASSESSED VALUE: | 141,700 | 141,700 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 141,700 | 141,700 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
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| ASSESSOR | PHONE # | EMAIL | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-095-001-00 PROPERTY ADDRESS: 555 MARQUETTE CT FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HEACOCK FORREST E 119 AIRPORT RD #10 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: LOT 1 SUBD LOT 26 BEDELL'S ADD CRYSTALIA BLK 1 P.A. 555 MARQUETTE COURT SEC 9 T26N R16W [[BP 9/92; 4/93 270/764 & 766 QC'S; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$39 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 57,847 | 59,640 | | |
| 1. TAXABLE VALUE: | | 123,500 | 123,000 | | |
| 2. ASSESSED VALUE: | | | -500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 123,500 | 123,000 | | |
| | | | -500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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L-4400

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| | | | | | |
|---|---|--|-------------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-095-002-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HEACOCK SUSAN C HEACOCK FORREST E 119 AIRPORT RD #10 FRANKFORT MI 49635 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": 100.00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: 611* LOT 2 SUBD LOT 26 BEDELL'S ADD CRYSTALIA BLK 1 [[160/232; 8/86 215/449 WD; 8/92 263/406 QC; 4/93 270/766 & 764 QC'S; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$4 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 6,321 | 6,516 | 195 | | |
| 2. ASSESSED VALUE: | 19,900 | 19,900 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: | 1.000 | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 19,900 | 19,900 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | | | |
|---|---|--|-------------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-095-003-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HEACOCK SUSAN C 119 AIRPORT RD #10 FRANKFORT MI 49635 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": 100.00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: 612* LOT 3 SUB DIV LOT 26 BLK 1 BEDELL'S ADD TO CRYSTALIA [[7/75 160/232; 215/449; 4/93 270/764 & 766 QC'S; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$4 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 6,321 | 6,516 | 195 | | |
| 2. ASSESSED VALUE: | 19,900 | 19,900 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: | 1.000 | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 19,900 | 19,900 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-095-005-00 PROPERTY ADDRESS: 2453 FOREST AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MAPLE CLEARING LLC LUKE LEETE 849 ORCHARD AVE SE GRAND RAPIDS MI 49506 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| LOTS 4- 5-6 SUBD LOT 26 BEDELL'S ADD CRYSTALIA BLK 1 095-004-00 004-0A AND 005-0A COMB HERE FOR 2008 PER OWNER (SHIRLEY LEETE & FAITH SANDERS 66.6% INT) (CAROL THORNBURG JAMES R STAMM & JOHN N STAMM 33.3% INT) P.A. 2453 FOREST AVE | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$75 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 60,883 | 62,770 | 1,887 | | |
| 2. ASSESSED VALUE: | 121,900 | 121,500 | -400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 121,900 | 121,500 | -400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-095-006-00 PROPERTY ADDRESS: 2449 FOREST AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GRIFFIN RYAN & ELIZABETH 102 LIBERTY RIDGE AVE POWELL OH 43065 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 615* LOT 7 SUBD LOT 26 BLK 1 BEDELL'S ADD TO CRYSTALIA [(5/78 172/238; 9/91 253/837 QC; 11/94 290/172 QC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$127 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 103,215 | 106,400 | 3,185 | | |
| 2. ASSESSED VALUE: | 106,800 | 106,400 | -400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 106,800 | 106,400 | -400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

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THIS IS NOT A TAX BILL

L-4400

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-095-007-00 PROPERTY ADDRESS: 2405 FOREST AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WILLIAMS KAREN L 2405 FOREST AVE FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| LOTS 10 & 11 BLK 1 ALSO PT OF LOT 9 BLK 1 COM SW COR OF SD LOT 9 E ALG S LOT LN 50 FT N 9 FT E 35 FT S 9 FT W TO POB BEDELLS ADD IN CRYSTALIA PT COMB W/ 095-007-10 FOR 2004 P.A. 2405 FOREST AVE | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$62 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 91,362 | 94,194 | | |
| 2. ASSESSED VALUE: | | 157,300 | 157,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 157,300 | 157,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-095-007-10 PROPERTY ADDRESS: FOREST AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CAMPBELL ANDREW C & DIANA M 1160 GREAT POND RD NORTH ANDOVER MA 01845 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: LOT 8 + 9 BLK 1 EXC PT LOT 9 DSCRB AS COM SW COR SD LOT 9 E ALG S LOT LN 50 FT TO POB N 9 FT E 35 FT S 9 FT W TO POB BEDELLS ADD TO CRYSTALIA PT COMB 095-007-00 IN 2004 PER TAX PAYER REQ | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$43 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 35,070 | 36,157 | | |
| 1. TAXABLE VALUE: | | 39,900 | 39,900 | | |
| 2. ASSESSED VALUE: | | | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 39,900 | 39,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
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|--|

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L-4400

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-095-008-00 PROPERTY ADDRESS: 548 BIRCHWOOD TERRACE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ROSENBLATT ERIC L & WILLIAMS KAREN TRUST 641 MICHIGAN AVE APT #317 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 617* LOT 12 SUBD LOT 26 BEDELL'S ADD CRYSTALIA BLK 1 P.A. 548 BIRCHWOOD TERRACE | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$44 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 35,645 | 36,749 | 1,104 | | |
| 2. ASSESSED VALUE: | 51,000 | 51,000 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 51,000 | 51,000 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-095-009-00 PROPERTY ADDRESS: 2482 FOREST AVE FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MARBLE ALAN & JILL PO BOX 368 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 618* LOTS 1-2-3 SUBD LOT 26 BEDELL'S ADD CRYSTALIA BLK 2 P.A.A 2482 FOREST AVENUE [[7/76 215/450 LC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$126 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 185,296 | 191,040 | 5,744 | | |
| 2. ASSESSED VALUE: | 302,900 | 300,200 | -2,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 302,900 | 300,200 | -2,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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L-4400

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| | | | | | |
|---|---|-------------------------------|----------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-095-010-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KUCERA THOMAS J KUCERA LINDA W 218 FOREST AVE FRANKFORT MI 49635 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: 619* LOTS 4-5 SUBD LOT 26 BLK 2 BEDELL'S ADD CRYSTALIA [[10/76 163/665; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$15 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES | CURRENT YEAR TENTATIVE VALUES | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 2024 | 2025 | | | |
| | 12,456 | 12,842 | 386 | | |
| | 45,600 | 45,600 | 0 | | |
| | 45,600 | 45,600 | 0 | | |
| 2. ASSESSED VALUE: | | | | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | | | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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L-4400

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-095-011-00 PROPERTY ADDRESS: FOREST AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KUCERA THOMAS J & LINDA W 218 FOREST AVE FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: 621* LOTS 6-7 SUBD LOT 26 BLK 2 BEDELL'S ADD CRYSTALIA [[11/75 158/825; 5/96 306/316 QC; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$44 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 35,280 | 36,373 | | |
| 1. TAXABLE VALUE: | | 45,600 | 45,600 | | |
| 2. ASSESSED VALUE: | | 45,600 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 45,600 | 45,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|--|
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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-095-012-00 PROPERTY ADDRESS: 2420 FOREST AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BOONE JAMES C 2536 RIVERSIDE DR GREEN BAY WI 54301 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 622* LOTS 8-9 SUBD LOT 26 BEDELL'S ADD CRYSTALIA BLK 2 P.A. 2420 FOREST AVE [[10/93 277/15 QC; 2/94 281/253 QC; 1/95 291/116 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$111 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 89,649 | 92,428 | 2,779 | | |
| 2. ASSESSED VALUE: | 133,100 | 132,500 | -600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 133,100 | 132,500 | -600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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| | | | | |
|---|----------------|---|--|-------------------------------------|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | | PARCEL IDENTIFICATION | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FLECHSIG STEPHEN & ELIZABETH 5704 CIDERBERRY DR BRIGHTON MI 48116 | | PARCEL NUMBER: 05-095-013-00 | | |
| | | PROPERTY ADDRESS: 2402 FOREST AVE FRANKFORT, MI 49635 | | |
| | | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| | | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | | % Exempt As "Homeowners Principal Residence": .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: 50% INT IN LOTS 10-11-12 SUBD LOT 26 BEDELL'S ADD CRYSTALIA BLK 2 P.A. 2402 FOREST AVENUE SEE 095-013-0A FOR REM INT SPIT FOR 2001 | | CALCULATION CHANGES | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | | *Applies to all property taxable values in the State of Michigan | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$25 | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 20,592 | 21,230 | 638 | |
| 2. ASSESSED VALUE: | 100,500 | 100,200 | -300 | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 100,500 | 100,200 | -300 | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | |
| ASSESSOR | PHONE # | EMAIL | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | |
| HOW TO FILE AN APPEAL | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---------------------------------------|----------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-095-013-0A | | | | |
| | PROPERTY ADDRESS: , | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LATHROP PAMELA 4676 SPURWOOD SAGINAW MI 48603 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: 50% INT IN LOTS 10-11-12 SUBD LOT 26 BEDELL'S ADD CRYSTALIA BLK 2 P.A. 2402 FOREST AVENUE SEE 095-013-00 FOR REM INT SPIT FOR 2001 | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$67 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 54,244 | 55,925 | 1,681 | | |
| 2. ASSESSED VALUE: | 100,500 | 100,200 | -300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 100,500 | 100,200 | -300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-095-014-00 PROPERTY ADDRESS: 610 BIRCHWOOD TERRACE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SOWERSJUDITH & BISHOPNANCY 7025 N WILLOW WOOD DR PEORIA IL 61614 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 623A* LOT 13 SUBD OF LOT 26 BEDELL'S ADD CRYSTALIA BLK 2 P.A. 610 CHERRY STREET | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$99 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 79,941 | 82,419 | 2,478 | | |
| 2. ASSESSED VALUE: | 116,500 | 116,200 | -300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 116,500 | 116,200 | -300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| | | | | | | |
|---|--|--|-------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | | |
| | PARCEL NUMBER: 05-095-014-10 | | | | | |
| | PROPERTY ADDRESS: FRANKFORT, | | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WOLSZON ELIZABETH 364 HENGAN PLACE THE VILLAGES FL 32162-8739 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | | |
| LEGAL DESCRIPTION: 623A-1* LOTS 14-15-16 SUBD LOT 26 BEDELL'S ADD CRYSTALIA | % 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 | | | | | |
| | | | | | | |
| CALCULATION CHANGES | | | | | | |
| 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | | | |
| *Applies to all property taxable values in the State of Michigan | | | | | | |
| Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$54 | | | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | | |
| 1. TAXABLE VALUE: | 43,947 | 45,309 | 1,362 | | | |
| 2. ASSESSED VALUE: | 123,800 | 123,800 | 0 | | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 123,800 | 123,800 | 0 | | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | | |
| 6. Assessor Change Reason(s) | | | | | | |
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| ASSESSOR | PHONE # | EMAIL | | | | |
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| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | | |

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|-------------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-095-015-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BOONE JAMES C 2536 RIVERSIDE DR GREEN BAY WI 54301 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: 623B* LOT 17 BLK 2 SUBD LOT 26 BEDELL'S ADD CRYSTALIA BLK 2 [[212/781; 214/251 P.A. 2420 CHERRY STREET [[4/90 242/453 NQC; 10/93 277/15 QC; 2/94 281/253 QC; 1/95 291/116 QC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$34 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 27,833 | 28,695 | 862 | | |
| | 2. ASSESSED VALUE: | 41,300 | 41,300 | | |
| | 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | |
| | 4. STATE EQUALIZED VALUE (SEV): | 41,300 | 41,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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L-4400

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| | | | | | |
|---|---|--|-------------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-095-016-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WATSON CHRISTOPHER & SARA 7964 S WILLOW CT ENGLEWOOD CO 80112-2741 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: 624* LOTS 20-21 SUBD LOT 26 BEDELL'S ADD CRYSTALIA BLK 2 | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$40 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 32,617 | 33,628 | 1,011 | | |
| 2. ASSESSED VALUE: | 82,500 | 82,500 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 82,500 | 82,500 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | | | |
|---|---|--|-------------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-095-017-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KUCERA THOMAS J & LINDA W 218 FOREST AVE FRANKFORT MI 49635 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: 624A* LOTS 18-19 SUBD LOT 26 BEDELL'S ADD CRYSTALIA BLK 2 [[138/41; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$44 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 35,280 | 36,373 | 1,093 | | |
| 2. ASSESSED VALUE: | 45,600 | 45,600 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: | 1.000 | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 45,600 | 45,600 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| | | | | | |
|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-095-018-00 PROPERTY ADDRESS: 656 BIRCHWOOD TERRACE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FULLER WILLIAM C & LAURA A 13644 MARIPOSA ST BROOMFIELD CO 80023 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 625* LOTS 1-2-3-4-5 SUBD LOT 26 BEDELL'S ADD CRYSTALIA BLK 3 P.A. 656 CHERRY STREET | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$273 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 220,500 | 227,335 | 6,835 | | |
| 2. ASSESSED VALUE: | 228,300 | 227,900 | -400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 228,300 | 227,900 | -400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
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Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-001-00 PROPERTY ADDRESS: 267 SOUTH SHORE DR W FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WHITE HOUSE COTTAGE LLC CRAIG BLAKEL 1476 CANFIELD AVE SAINT PAUL MN 55108 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 626* SE 15 FT OF LOT 1 ALSO LOTS 2-3 CONG SUMMER ASSEMBLY SEC 9 & 16 T26N R16W P.A. 267 W. SOUTH SHORE DRIVE [[2/84 200/750 WD; 3/91 249/938 QC; 1/92 256/299 QC; 1/92 256/296 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$104 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 83,812 | 86,410 | | |
| 2. ASSESSED VALUE: | | 298,600 | 303,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 298,600 | 303,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-003-00 PROPERTY ADDRESS: 255 SOUTH SHORE DR W FRANKFORT, 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: VASAN LLC 13300 BURKE RD LOS ALTOS CA 94022 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| LOT 4 CONGREGATIONAL SUMMER ASSEMBLY P.A. 255 W. SOUTH SHORE DRIVE | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$85 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 68,550 | 70,675 | 2,125 | | |
| 2. ASSESSED VALUE: | 367,400 | 403,600 | 36,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 367,400 | 403,600 | 36,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-004-00 PROPERTY ADDRESS: 247 SOUTH SHORE DR W FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KIRSHNER COTTAGE LLC BILL BARNES 3224 NE 42ND AVE PORTLAND OR 97213 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 629* LOT 5 & 6 CONGREGATIONAL SUMMER ASSEMBLY P.A. 247 W. SOUTH SHORE DRIVE [[5/75 157/663; 6/77 166/480; 11/92 267/296 QC; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$159 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 128,805 | 132,797 | | |
| 2. ASSESSED VALUE: | | 565,800 | 626,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 565,800 | 626,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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L-4400

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-006-00 PROPERTY ADDRESS: 235 SOUTH SHORE DR W FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MORTENSEN ANDREW D & KATHLEEN N 683 BOSTON CT ANN ARBOR MI 48103 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 631* LOT 7 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 235 W. SOUTH SHORE DRIVE [[5/90 243/66 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$106 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 86,007 | 88,673 | 2,666 | | |
| 2. ASSESSED VALUE: | 379,300 | 411,800 | 32,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 379,300 | 411,800 | 32,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-007-00 PROPERTY ADDRESS: 229 SOUTH SHORE DR W FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MOORE MARTHA C TRUST 5601 HWY A1A APT 5301 VERO BEACH FL 32963-5013 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: 632* LOT 8 CONGREGATIONAL SUMMER ASSEMBLY P.A. 229 W. SOUTH SHORE DRIVE | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$257 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 207,585 | 214,020 | | |
| 1. TAXABLE VALUE: | | 308,700 | 349,700 | | |
| 2. ASSESSED VALUE: | | | 41,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 308,700 | 349,700 | | |
| | | | 41,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-008-00 PROPERTY ADDRESS: 219 SOUTH SHORE DR W FRANKFORT, 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WRENCHATEAU LLC TETEAk TOM & SUE 7380 MARA VISTA DR SARASOTA FL 34238 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 633* LOT 9 & SE 32 FT OF LOT 32 CONG SMMR ASSEMBLY P.A. 219 W. SOUTH SHORE DRIVE [[6/92 261/63 QC; 5/94 284/631 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$92 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 74,037 | 76,332 | 2,295 | | |
| 1. TAXABLE VALUE: | 74,037 | 76,332 | 2,295 | | |
| 2. ASSESSED VALUE: | 357,800 | 395,800 | 38,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 357,800 | 395,800 | 38,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
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|--|

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-009-00 PROPERTY ADDRESS: 215 SOUTH SHORE DR W FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WANGARD HELEN S REV TRST 3 CHARLESTON RD HINSDALE IL 60521 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 634* LOT 10 CONGREGATIONAL SUMMER ASSEMBLY P.A. 215 W. SOUTH SHORE DRIVE [[12/79 QC 228/951; 6/82 QC 228/952; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$72 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 58,473 | 60,285 | 1,812 | | |
| 2. ASSESSED VALUE: | 366,400 | 401,100 | 34,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 366,400 | 401,100 | 34,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-010-00 PROPERTY ADDRESS: 209 SOUTH SHORE DR W FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GAFRON KAREN 236 WHITE FAWN TRAIL DOWNERS GROVE IL 60516 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| 635* LOT 11 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 209 W. SOUTH SHORE DRIVE [[2/90 242/639 DECL/TRST; 9/90 245/635 TRST; 9/92 264/147 Q QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$61 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 49,057 | 50,577 | 1,520 | | |
| 2. ASSESSED VALUE: | 297,700 | 340,300 | 42,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 297,700 | 340,300 | 42,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-011-00 PROPERTY ADDRESS: 195 SOUTH SHORE DR W FRANKFORT, 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MCCRAY DEBORAH ANNE TRUST 10380 SHAWNEE RD BROOKSVILLE FL 34614 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 636* LOT 12 EXC S 34.9 FT CONGREGATIONAL SUMMER ASSEMBLY. P.A. 195 W. SOUTH SHORE DRIVE [[7/88 WD 228/424; D.C. 261/546; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$110 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 89,138 | 91,901 | 2,763 | | |
| 1. TAXABLE VALUE: | 89,138 | 91,901 | 2,763 | | |
| 2. ASSESSED VALUE: | 337,600 | 361,700 | 24,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 337,600 | 361,700 | 24,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-012-00 PROPERTY ADDRESS: 193 SOUTH SHORE DR W FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: 193 SOUTH SHORE ROAD WEST LLC MS RUTH REEVE PO BOX 309 MONSON ME 04464 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 637* LOT 13 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 193 W. SOUTH SHORE DRIVE [1/73 148/345 | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$87 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 70,530 | 72,716 | | |
| 2. ASSESSED VALUE: | | 331,400 | 374,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: | 1.000 | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 331,400 | 374,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-013-00 PROPERTY ADDRESS: 177 SOUTH SHORE DR W FRANKFORT, 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MELICK JR/BARNESMK NOLL CAROLYN K C/O FRANCES SLUSHER 9 ELM PLACE ST LOUIS MO 63119 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: 638* LOT 14 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 177 W. SOUTH SHORE DRIVE [[205/737 | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$76 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| 1. TAXABLE VALUE: | 61,537 | 63,444 | 1,907 | | |
| 2. ASSESSED VALUE: | 334,300 | 379,900 | 45,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 334,300 | 379,900 | 45,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
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|--|

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-014-00 PROPERTY ADDRESS: 169 SOUTH SHORE DR W FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: STURGES VACATION PROPERTY TRUST MS LUCIE KEATING 775 HAPP RD NORTHFIELD IL 60093 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 639* LOT 15 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 169 W. SOUTH SHORE DRIVE [[2/76 161/757; 8/76 162/814-816; BP 2/92; 4/92 259/21 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$82 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 66,031 | 68,077 | 2,046 | | |
| 2. ASSESSED VALUE: | 299,900 | 340,400 | 40,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 299,900 | 340,400 | 40,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-015-00 PROPERTY ADDRESS: 157 SOUTH SHORE DR W FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SYMONDS BRUCE B & NANCY M SYMONDS ROBERT M (1/3) 2128 PILGRIM HWY FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 640* LOT 16 & W 1/2 OF LOT 17 CONGREGATIONAL SUMMER ASSEMBLY P.A. 157 W. SOUTH SHORE DRIVE [[12/81 DEC B.O.R.; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$86 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 126,186 | 130,097 | 3,911 | | |
| 2. ASSESSED VALUE: | 329,200 | 368,000 | 38,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 329,200 | 368,000 | 38,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-016-00 PROPERTY ADDRESS: 143 SOUTH SHORE DR W FRANKFORT, 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KNIGHT DAVID E & MAYFIELD SUSAN & KNIGHT JONATHAN 632 FLORENCE AVE SAINT LOUIS MO 63119 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 641* E 1/2 OF LOT 17-18 CONGREGATIONAL SUMMER ASSEMBLY P.A. 143 W. SOUTH SHORE DRIVE [[3/84 WD 218/162 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$150 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 121,289 | 125,048 | 3,759 | | |
| 2. ASSESSED VALUE: | 294,200 | 331,500 | 37,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 294,200 | 331,500 | 37,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-017-00 PROPERTY ADDRESS: 135 SOUTH SHORE DR W FRANKFORT, 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KNIGHT JOSHUA A & MICHELLE TRUST 4234 N WINCHESTER AVE CHICAGO IL 60613 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 642* LOT 19 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 135 W. SOUTH SHORE DRIVE [[90/625 5/83 196/505 ; 210/223 ; 7/93 273/63 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$344 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 278,200 | 286,824 | 8,624 | | |
| 2. ASSESSED VALUE: | 278,200 | 311,500 | 33,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 278,200 | 311,500 | 33,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
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|--|

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-018-00 PROPERTY ADDRESS: 125 SOUTH SHORE DR W FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BENNET FAMILY LLC 246 CENTER LANE FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 643* LOTS 20-21-22 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 125 W. SOUTH SHORE DRIVE [[03/96 BP; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$358 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 289,616 | 298,594 | 8,978 | | |
| 2. ASSESSED VALUE: | 849,400 | 992,500 | 143,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 849,400 | 992,500 | 143,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-019-00 PROPERTY ADDRESS: 79 STANDISH ST FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HAWLEY JS FAM COTTAGE TRUST 983 VIA SERANA UPLAND CA 91784-1893 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| LOT 23 EXC W 54.5 FT ALSO BEG 19 FT W OF INT OF MEA LN & N LN OF SEC 16 W 69.5 FT S 44 DEG W 35 FT E 69.5 FT N 44 DEG E TO BEG CONGREGATIONAL SUMMER ASSEMBLY P.A. 79 & 85 STANDISH STREET [[10-05-100-019-0A COMB HERE FOR 2002 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$222 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 179,943 | 185,521 | 5,578 | | |
| 2. ASSESSED VALUE: | 581,000 | 642,800 | 61,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 581,000 | 642,800 | 61,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-020-00 PROPERTY ADDRESS: 95 STANDISH ST FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BURGENER KENT A BURGENER MARY T 442 PARK LANE LAKE BLUFF IL 60044 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 645* W 59.9 FT (54.5 FT) OF LOT 23 CONG SUMMER ASSEMBLY P.A. 95 STANDISH STREET [12/76 164/105; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$54 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 43,947 | 45,309 | 1,362 | | |
| 2. ASSESSED VALUE: | 262,300 | 300,100 | 37,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 262,300 | 300,100 | 37,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-021-00 PROPERTY ADDRESS: 107 STANDISH ST FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ROLLERT GINGER & ABBEY GREGORY 100 WES 119TH ST APT 6D NEW YORK NY 10026 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 646* LOT 24 & TH PT OF LOT 25 LYING E OF LN DRAWN FROM NE COR TO PT 50 FT E OF SW COR CONGREGATIONAL SUMMER ASSEMBLY P.A. 107 STANDISH STREET [[117/47; 1/80 182/736 QC; 2/80 183/984 QC; 8/94 287/539 QC 4/95 293/997 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$-6583 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 380,031 | 391,811 | 11,780 | | |
| 2. ASSESSED VALUE: | 536,600 | 561,800 | 25,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 536,600 | 561,800 | 25,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|--|
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|--|

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|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-022-00 PROPERTY ADDRESS: 119 STANDISH ST FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BUTT FRANKFORT PARTNERS EDWARD BUTT JR 1006 TIBA RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 647* LOT 25 W OF A LINE DRAWN FROM NE COR TO A PT 50 FT E OF SW COR CONGREGATIONAL SUMMER ASSEMBLY P.A.A 119 STANDISH STREET [[6/76 160/632 WD; 7/78 173/612 LC; 6/83 WD 197/52; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$72 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 58,082 | 59,882 | 1,800 | | |
| 2. ASSESSED VALUE: | 91,900 | 85,200 | -6,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 91,900 | 85,200 | -6,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-023-00 PROPERTY ADDRESS: 127 STANDISH ST FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PERRY FRANK U JR & MATTHEW A LODES KATHLEEN M 938 CHERRY HILL LANE NAPERVILLE IL 60563 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 648* LOT 26 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 127 STANDISH STREET [[6/76 160/632; 11/78 174/620; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$49 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 39,444 | 40,666 | | |
| 2. ASSESSED VALUE: | | 113,000 | 105,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 113,000 | 105,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-024-00 PROPERTY ADDRESS: 149 STANDISH ST FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PERRY CLAIRE E TRUST PERRY FRANK U III 936 WESTMOOR RD WINNETKA IL 60093 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 649* LOT 27 & E 1/2 OF LOT 28 CONGREGATIONAL SUMMER ASSEMBLY P.A. 149 STANDISH STREET [[123/639; 5/83 196/506 QC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$136 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 110,242 | 113,659 | 3,417 | | |
| 1. TAXABLE VALUE: | 110,242 | 113,659 | 3,417 | | |
| 2. ASSESSED VALUE: | 179,900 | 169,600 | -10,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 179,900 | 169,600 | -10,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-025-00 PROPERTY ADDRESS: STANDISH FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HERRICKS BARRACKS LLC MR TREVOR STUTZ 1854 REDCLIFF ST LOS ANGELES CA 90026 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 650* W 1/2 OF LOT 28 CONGREGATIONAL SUMMER ASSEMBLY. [[12/92 267/209 QC; 12/92 267/208 WD; 12/95 300/779 QC; 12/95 300/781 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$30 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 24,150 | 24,898 | 748 | | |
| 2. ASSESSED VALUE: | 28,600 | 28,600 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 28,600 | 28,600 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|--|
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|--|

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L-4400

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-026-00 PROPERTY ADDRESS: 214 STANDISH ST FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WASHBURN COTTAGE LLC DAVID ELLIOTT 1605 COOPER RD SEBASTOPOL CA 95472 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| LOT 29 & E 14 FT OF LOT 30 & S 34.9 FT OF LOT 12 CONGREGATIONAL SUMMER ASSEMBLY SEE 100-026-09 FOR REMAIN INT SPLIT FOR 1999 P.A. 214 & 226 STANDISH STREET [[6/74 154/504; 8/91 253/81 QC; 11/91 255/643 QC; 100-026-0A COMB HERE FOR 2012 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$108 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 87,351 | 90,058 | | |
| 2. ASSESSED VALUE: | | 140,600 | 128,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 140,600 | 128,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-100-027-00 PROPERTY ADDRESS: 2079 MATHER LN FRANKFORT, | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WATSON CHRISTOPHER & SARA 7964 SOUTH WILLOW COURT CENTENNIAL CO 80112 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| LOT 31 AND NW'LY 23 FT OF LOT 30 CONGREGATIONAL SUMMER ASSEMBLY P.A. 2079 MATHER LANE DESC CORR FOR 2001 [[8/90 245/303 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$117 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 94,981 | 97,925 |
| 2. ASSESSED VALUE: | | 146,300 | 138,400 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 146,300 | 138,400 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

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L-4400

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-028-00 PROPERTY ADDRESS: STANDISH ST FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GAFRON KAREN 236 WHITE FAWN TRAIL DOWNERS GROVE IL 60516 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| 653* MIDDLE 1/3 OF LOT 30 CONGREGATIONAL SUMMER ASSEMBLY. [[2/90 242/639 DECL/TRST; 9/90 245/635 TRST; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$7 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 5,910 | 6,093 | 183 | | |
| 2. ASSESSED VALUE: | 16,100 | 16,100 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 16,100 | 16,100 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-030-00 PROPERTY ADDRESS: 2081 CARVER CRESCENT FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PEBEGEMICH REFUGE LLC 1681 LEATHERS RD LAWRENCEBURG KY 40342 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| 655* NW 20 FT OF LOT 32 & ALL OF LOT 33 CONG SMMR ASSMBLY P.A. 2081 CARVER CRES. [[7/83 197/111 WD; 12/83 WD 200/291; 201/854; 5/89 235/195 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$108 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 87,003 | 89,700 | 2,697 | | |
| 2. ASSESSED VALUE: | 180,000 | 165,800 | -14,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 180,000 | 165,800 | -14,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-031-00 PROPERTY ADDRESS: 2069 CARVER CRESCENT FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: A & E ALLRED PROPERTIES LLC ASHLEY ALLRED PO BOX 2248 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| LOT 34 EXC BEG AT SE COR SD LOT N 86° 23'39" W 59.51 FT N 03° 52'27" W 10 FT S 89° 23'13" E 52.86 FT S 28° 43'29" E 15 FT TO POB ALSO LOT 36 EXC S 70 FT THEREOF CONGREGATIONAL SUMMER ASSEMBLY PT SPLIT + COMB W/ 100-033-00 FOR 2001 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$167 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 134,843 | 139,023 | | |
| 2. ASSESSED VALUE: | | 205,100 | 189,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 205,100 | 189,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-032-00 PROPERTY ADDRESS: 264 STANDISH ST FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LAUERMAN JANET EM 319 EAST 6TH STREET HINSDALE IL 60521 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 656* LOT 35 EXC E 59 FT ALSO S 70 FT OF LT 36 CONGREGATIONAL SUMMER ASSEMBLY P.A. 264 STANDISH STREET [I 203/414; 1/90 241/318 QCD; 285/82 JDGMT; 6/94 285/84 QC; 6/94 285/85 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$192 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 155,343 | 160,158 | 4,815 | | |
| 2. ASSESSED VALUE: | 257,300 | 227,100 | -30,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 257,300 | 227,100 | -30,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-033-00 PROPERTY ADDRESS: 256 STANDISH ST FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LENZ LEFEVRE TRUST 1019 DOBSON ST EVANSTON IL 60202 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| E 59 FT OF LOT 35 ALSO PT OF LOT 34 DESC AS BEG AT SE COR LOT 34 N 86° 23'39" W 59.51 FT N 03° 52'27" W 10 FT S 89° 23'13" E 52.86 FT S 28° 43'27" E 15 FT TO POB CONGREGATIONAL SUMMER ASSEMBLY PT 100-031-00 COMB HERE FOR 2001 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$141 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 114,342 | 117,886 | 3,544 | | |
| 2. ASSESSED VALUE: | 179,200 | 161,100 | -18,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 179,200 | 161,100 | -18,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | |
|---|---|--|-------------------------------------|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-100-034-00 PROPERTY ADDRESS: 2061 PILGRIM HWY FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DEEDS GREGORY H & BRADLEY D 155 BLAINE ST FAIRFIELD CT 06824 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: 658* LOT 37 EXC S 50 FT CONGREGATIONAL SUMMER ASSEMBLY. P.A. 2061 PILGRIM HIGHWAY | CALCULATION CHANGES | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$77 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 62,067 | 63,991 | 1,924 |
| 2. ASSESSED VALUE: | 100,700 | 91,600 | -9,100 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 100,700 | 91,600 | -9,100 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR JILL BROWN | PHONE # (231) 881-4000 | EMAIL TOWNSHIPASSESSING@GMAIL.COM | |
| HOW TO FILE AN APPEAL | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
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|--|
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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-035-00 PROPERTY ADDRESS: 286 STANDISH ST FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ANDERSON BARBARA A REV LVG TRUST 2125 NATURE COVE #108 ANN ARBOR MI 48104 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 659* S 50 FT OF LOT 37 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 286 STANDISH STREET [12/77 167/165; 202/233; 8/87 223/314 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$62 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 50,223 | 51,779 | 1,556 | | |
| 2. ASSESSED VALUE: | 81,100 | 73,900 | -7,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 81,100 | 73,900 | -7,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-038-00 PROPERTY ADDRESS: 267 STANDISH ST FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BUZZELL JAMES L 423 LAKE ST FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 661A* LOT 39 CONGREGATIONAL SUMMER ASSEMBLY P.A. 267 STANDISH STREET | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$74 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 59,562 | 61,408 | 1,846 | | |
| 2. ASSESSED VALUE: | 91,700 | 86,300 | -5,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 91,700 | 86,300 | -5,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-038-01 PROPERTY ADDRESS: 273 STANDISH ST FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GUZOWSKI JOSEF M & RACHEL 2031 N SEMINARY AVE CHICAGO IL 60614 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 661B* LOT 38 EXC S 83 FT 9 INCHES CONG SUMMER ASSEMBLY [[12/80 185/145 WD; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$-44 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 44,400 | -1,100 | | |
| 2. ASSESSED VALUE: | | 44,400 | -1,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 44,400 | -1,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | | PHONE # | | | |
| JILL BROWN | | (231) 881-4000 | | | |
| | | EMAIL | | | |
| | | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-039-00 PROPERTY ADDRESS: 261 STANDISH ST FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: OBERKROM WILLIAM & SHANNON 30 LAWN PL SAINT LOUIS MO 63110 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| LOT 40 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 261 STANDISH STREET SEE 100-039-0A FOR REM INT SPLIT FOR 2002 PER ASSESSOR 100-039-0A COMB HERE FOR 2007 PER ASSESSOR | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$-985 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 206,900 | 182,200 | -24,700 | | |
| 2. ASSESSED VALUE: | 206,900 | 182,200 | -24,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 206,900 | 182,200 | -24,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-040-01 PROPERTY ADDRESS: 251 STANDISH ST FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: THE WREN'S NEST LLC JULIA GIBSON 1965 CANYON DRIVE LOS ANGELES CA 90068 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 663* LOT 41 CONGREGATIONAL SUMMER ASSEMBLY VALUE DIVIDED 1996 (50%) P.A. 251 STANDISH STREET [12/76 165/837 838; 10/80 184/175 QC; 9/95 298/240 WD; 02/96 303/448 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$41 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 33,367 | 34,401 | 1,034 | | |
| 2. ASSESSED VALUE: | 57,600 | 52,900 | -4,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 57,600 | 52,900 | -4,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-040-02 PROPERTY ADDRESS: 251 STANDISH ST FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: THE WRENS NEST LLC LUCY GIBSON 54 TROWBRIDGE ST BELMONT MA 02478 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 663* LOT 41 CONGREGATIONAL SUMMER ASSEMBLY VALUE DIVIDED 1996 (50%) P.A. 251 STANDISH STREET [12/76 165/837 838; 10/80 184/175 QC; 9/95 298/240 WD; 02/96 303/448 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$41 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 33,367 | 34,401 | | |
| 2. ASSESSED VALUE: | | 57,600 | 52,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 57,600 | 52,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|--|

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-041-00 PROPERTY ADDRESS: 241 BROWNS LN FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SHIELD CAROL K TRUST 3609 OAK CREEK TERRACE SAINT PAUL MN 55127 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 664* W 1/2 OF LOT 42 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 241 BROWNS LANE [DC 291/161; 1/95 291/166 IND PER REP; 2/95 291/978 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$45 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 36,174 | 37,295 | 1,121 | | |
| 2. ASSESSED VALUE: | 91,800 | 84,500 | -7,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 91,800 | 84,500 | -7,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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L-4400

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-042-00 PROPERTY ADDRESS: 231 BROWNS LN FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WALTER GREGORY & ANGELA SANTO 410 GRANGER ST GRANVILLE OH 43023 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 665* E 1/2 OF LOT 42 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 231 BROWNS LANE [(07/81 188/47 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$97 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 78,447 | 80,878 | 2,431 | | |
| 2. ASSESSED VALUE: | 118,400 | 105,600 | -12,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 118,400 | 105,600 | -12,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-043-00 PROPERTY ADDRESS: 219 BROWNS LN FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: COSARO JOYCE RICHARD ROBERT & DUNPHEY LISA & MIDDLETON CRISTINA 5133 MOLLINEAUX RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 666* LOT 43 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 2219 BROWNS LANE [[6/78 171/267 268; 7/78 172/356; 9/83 199/265 WD; 208/142; BP 9/92; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$141 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 113,775 | 117,302 | | |
| 2. ASSESSED VALUE: | | 203,900 | 178,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 203,900 | 178,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-044-00 PROPERTY ADDRESS: 213 BROWNS LN FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: STIMSON EMILY MCLEAN TRUST % MRS BRIAN P WINTER 22 RIDERS COURT EDGEWATER MD 21037 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| 667* LOT 44 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 213 BROWNS LANE [[6/82 191/781 QC; DC 278/190; 9/93 278/189 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$75 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 60,966 | 62,855 | 1,889 | | |
| 2. ASSESSED VALUE: | 146,800 | 134,200 | -12,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 146,800 | 134,200 | -12,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-100-045-00 PROPERTY ADDRESS: 201 BROWNS LN FRANKFORT, | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ARTHUR JAMES TRUST & GREENLEE JENNIFER ANN TRUST 1111 FIELDSTONE LANE DES MOINES IA 50327 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| 668* LOT 45 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 201 BROWNS LANE [[6/81 187/749 WD; 10/81 WD 189/315; 12/83 WD 200/351; 201/704; 202/904; 214/736; 7/86 WD 214/761; 12/88 QC 231/735; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$80 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 65,029 | 67,044 |
| 2. ASSESSED VALUE: | | 110,000 | 100,200 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 110,000 | 100,200 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-046-00 PROPERTY ADDRESS: BROWNS LN FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CLARENCE COTTAGE LLC CHRISTINE VITALE 309 N KENSINGTON AVE LA GRANGE PARK IL 60526 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 669* LOT 46 CONGREGATIONAL SUMMER ASSEMBLY. | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$45 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 36,163 | 37,284 | | |
| 1. TAXABLE VALUE: | | 57,800 | 56,500 | | |
| 2. ASSESSED VALUE: | | | -1,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 57,800 | 56,500 | | |
| | | | -1,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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|--|

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L-4400

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-047-00 PROPERTY ADDRESS: 179 BROWNS LN FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CAMPBELL CAROL L MCCANN ROBERT M & NANCY J 152 W 25TH ST MCMINNVILLE OR 97128 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 670* LOT 47 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 179 BROWNS LANE [[5/83 196/630 WD; 3/87 223/86 QC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$56 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 45,375 | 46,781 | 1,406 | | |
| 1. TAXABLE VALUE: | 45,375 | 46,781 | 1,406 | | |
| 2. ASSESSED VALUE: | 115,800 | 105,300 | -10,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 115,800 | 105,300 | -10,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-048-00 PROPERTY ADDRESS: 169 BROWNS LN FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HERRICKS BARRACKS LLC MR TREVOR STUTZ 1854 REDCLIFF ST LOS ANGELES CA 90026 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| 671* LOTS 48-49 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 169 BROWNS LANE [[203/823; 12/92 267/209 QC; 12/92 267/208 WD; 1/93 268/128 CERT TRST 1/93 268/129 WD; 1/93 268/127 QC; 5/94 284/63 WD 5/94 284/64 QC; 12/95 300/779 QC; 12/95 300/781 WD; 12/95 300/1191 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$244 | | | |
| | PRIOR YEAR VALUES | CURRENT YEAR TENTATIVE VALUES | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 2024 | 2025 | | | |
| 1. TAXABLE VALUE: | 197,190 | 203,302 | 6,112 | | |
| 2. ASSESSED VALUE: | 232,600 | 214,000 | -18,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 232,600 | 214,000 | -18,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|--|

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The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-049-00 PROPERTY ADDRESS: 181 STANDISH ST FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MARSHALL COTTAGE LLC JENNIFER MEEKER 5433 BEACH DRIVE SW SEATTLE WA 98136-1045 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| 50% INT IN LOT 50 CONGREGATIONAL SUMMER ASSEMBLY. SEE 100-049-0A + 0B REM INT SPLIT FOR 2002 100-049-0A + 0B COMB HERE FOR 2004 PER ASSESSOR P.A. 181 STANDISH ST | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$47 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 37,767 | 38,937 | | |
| 2. ASSESSED VALUE: | | 83,300 | 76,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 83,300 | 76,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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L-4400

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-050-00 PROPERTY ADDRESS: 185 STANDISH ST FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: COTTAGE CLARENCE LLC CHRISTINE VITALE 309 N KENSINGTON AVE LA GRANGE PARK IL 60526 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: 673* LOT 51 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 185 STANDISH STREET | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$89 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 71,976 | 74,207 | | |
| 1. TAXABLE VALUE: | | 131,000 | 117,800 | | |
| 2. ASSESSED VALUE: | | | -13,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 131,000 | 117,800 | | |
| | | | -13,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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L-4400

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-051-00 PROPERTY ADDRESS: 197 STANDISH ST FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: JONES CAROLE A 647 BISMARK AVE SAINT LOUIS MO 63119 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 674* LOT 52 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 197 STANDISH STREET [[7/83 197/313 QC | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$61 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 49,057 | 50,577 | 1,520 | | |
| 2. ASSESSED VALUE: | 128,400 | 116,300 | -12,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 128,400 | 116,300 | -12,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-052-00 PROPERTY ADDRESS: 217 STANDISH ST FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HEYWOOD ROGER B HEYWOOD LAUREL H PO BOX 2248 FRANKFORT MI 49635-2248 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 675* LOT 53 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 217 STANDISH STREET [(1/84 200/711 WD; 5/89 233/987 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$48 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 70,656 | 72,846 | 2,190 | | |
| 2. ASSESSED VALUE: | 174,100 | 155,100 | -19,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 174,100 | 155,100 | -19,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-053-00 PROPERTY ADDRESS: 225 STANDISH ST FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CARTLIDGE DANIEL R & RUTH A 3222 TEAL AVE SARASOTA FL 34232 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 676* LOT 54 & 55 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 225 STANDISH STREET | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$112 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 90,573 | 93,380 | 2,807 | | |
| 2. ASSESSED VALUE: | 215,600 | 201,400 | -14,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 215,600 | 201,400 | -14,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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L-4400

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-054-00 PROPERTY ADDRESS: 2050 PILGRIM HWY FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ROMANI DAVID J & PAUL N 109 GRADUATE CT DURHAM NC 27713 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 678* E 1/2 OF LOT 56 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 2050 PILGRIM HIGHWAY [[7/73 151/422; 1/82 QC 190/169; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$49 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 40,059 | 41,300 | 1,241 | | |
| 2. ASSESSED VALUE: | 103,800 | 95,800 | -8,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 103,800 | 95,800 | -8,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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L-4400

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-055-00 PROPERTY ADDRESS: 325 WINSLOW WAY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ILES LAWRENCE F 2302 UPHAM ST MADISON WI 53704 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 679* W 1/2 OF LOT 56 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 325 WINSLOW WAY [[BP 7/91; 296/1149 DC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$78 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 63,206 | 65,165 | 1,959 | | |
| 2. ASSESSED VALUE: | 95,900 | 91,600 | -4,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 95,900 | 91,600 | -4,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-056-00 PROPERTY ADDRESS: 2038 PILGRIM HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: COMINGS ELEANOR L LIVING TRUST 1155 MICHIGAN AVE FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 680* LOT 57 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 2038 PILGRIM HIGHWAY [[9/93 275/753 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$127 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 103,045 | 106,239 | 3,194 | | |
| 2. ASSESSED VALUE: | 257,300 | 244,400 | -12,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 257,300 | 244,400 | -12,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-057-00 PROPERTY ADDRESS: 2022 PILGRIM HWY FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BURT JESSE F JR ANNE H JASON F & AMES KATHERINE ELH 2022 PILGRIM HWY FRANKFORT | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 681* E 1/2 OF LOT 58 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 2022 PILGRIM HIGHWAY | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$-2020 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 116,620 | 120,235 | 3,615 | | |
| 2. ASSESSED VALUE: | 182,900 | 170,000 | -12,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 182,900 | 170,000 | -12,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | |
|---|---|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-100-058-00 PROPERTY ADDRESS: 2020 EQUARRY RD FRANKFORT, | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CRYSTAL COTTAGE LLC 3416 SUSSEX CT ANN ARBOR MI 48108 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: 682* W 1/2 OF LOT 58 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 2020 EQUARRY | | CALCULATION CHANGES | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$153 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 124,081 | 127,927 |
| 2. ASSESSED VALUE: | | 209,900 | 192,400 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 209,900 | 192,400 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
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| | | | | | |
|--|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-059-01 PROPERTY ADDRESS: 439 DAVENPORT ST FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: QUERY DEBORAH D TRUST 3815 17TH AVE S MINNEAPOLIS MN 55407-2830 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| A PARCEL OF LAND IN PART OF LOTS 61 AND 62, PLAT OF CONGREGATIONAL SUMMER ASSEMBLY, CRYSTAL LAKE TOWNSHIP, BENZIE COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 61; THENCE ALONG THE EAST LINE OF SAID LOT S02°25'20"E 131.55 FEET TO A POINT THAT IS 90.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT; THENCE PARALLEL WITH THE SOUTH LINE OF SAID LOTS 61 AND 62, S87°16'57"W 99.81 FEET TO A POINT ON THE WEST LINE OF SAID LOT 62; THENCE ALONG SAID WEST LOT LINE N02°29'08"W 100.70 FEET TO THE NORTHWEST CORNER OF SAID LOT 62; THENCE ALONG THE NORTH LINE OF SAID LOTS 62 AND 61 ON THE FOLLOWING 2 LINES: N55°03 '25"E 59.17 FEET AND N88°05'04"E 50.03 FEET TO THE POINT OF BEGINNING. CONTAINING 12,407 SQUARE FEET OF LAND MORE OR LESS. | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$49 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 71,996 | 74,227 | 2,231 | | |
| 2. ASSESSED VALUE: | 191,500 | 180,400 | -11,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 191,500 | 180,400 | -11,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-061-00 PROPERTY ADDRESS: 441 DAVENPORT ST FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DERTZ STEPHEN & JANET 1585 SAND CASTLE RD SANIBEL FL 33957 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | | .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: | | CALCULATION CHANGES | | | |
| 685* LOT 63 ALSO S 65 FT OF W 20 FT OF LOT 62 EASEMENT CONGREGATIONAL SUMMER ASSEMBLY P.A. 441 DAVENPORT STREET [[10/77 169/444; 203/876; 203/877; 203/876; 5/88 227/147 QC | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$223 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 180,036 | 185,617 | 5,581 | | |
| 2. ASSESSED VALUE: | 325,300 | 283,400 | -41,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 325,300 | 283,400 | -41,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-061-02 PROPERTY ADDRESS: 437 DAVENPORT ST FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: STURGIS CHRISTINE D TRUST PO BOX 1543 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| P/O LOTS 61 AND 62, PLAT OF CONGREGATIONALSUMMER ASSEMBLY, CRYSTAL LAKE TWP, DESCR AS COMM@ NE CRNR OF LOT 61; TH S02°25'20"E 131.55 FT TO POB TH S02°25'20"E 90 FT TH S87°16'57"W 80 FT TH N02°20'59"W 64.84 FT TH S87°16'29"W 20 FT TH N02°29'08"W 25.16 FT TH N87°16'57"E 99.81 FT TO POB. SUBJECT TO ALL ESMNTS,RESTRCTNS ON REC, IF ANY 2020 COMB W/ PO 05-100-061-00 AND 05-100-059-00 INTO 05-100-061-02 (SRVY 2019S-00034) | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$51 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 41,636 | 42,926 | 1,290 | | |
| 2. ASSESSED VALUE: | 112,500 | 109,000 | -3,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 112,500 | 109,000 | -3,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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L-4400

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| | | | |
|---|---|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-100-062-00 PROPERTY ADDRESS: 447 DAVENPORT ST FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WALTON STEVEN R & HUGH & WALTON MARK L & JULIE A MARK L WALTON PO BOX 1161 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | |
| 686* LOT 64 CONGREGATIONAL SUMMER ASSEMBLY P.A. 447 DAVENPPORT STREET [[6/82 191/990 WD; 206/559; 220/428 QC; 1/91 261/854 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax billl by approximately: \$70 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 56,373 | 58,120 |
| 2. ASSESSED VALUE: | | 103,400 | 96,200 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 103,400 | 96,200 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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| | | | |
|---|--|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-100-063-00 PROPERTY ADDRESS: 455 DAVENPORT ST FRANKFORT, | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SHERIDAN INNES M SHERIDANGORDON 148 BEECH ST PO BOX 431 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: LOT 65 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 455 DAVENPORT STREET [[6/73 151/648 | | CALCULATION CHANGES | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$48 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 38,443 | 39,634 |
| 2. ASSESSED VALUE: | | 101,000 | 93,800 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 101,000 | 93,800 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-063-10 PROPERTY ADDRESS: 455 DAVENPORT FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SHERIDAN GORDON A & KATHRYN T 148 BEECH ST PO BOX 431 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: LOTS 66-67 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 455 DAVENPORT STREET [[6/73 151/648 | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$89 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 71,624 | 73,844 | 2,220 | | |
| 2. ASSESSED VALUE: | 109,000 | 109,000 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 109,000 | 109,000 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-064-00 PROPERTY ADDRESS: 494 DAVENPORT ST FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CUNNINGHAM STOVER JR& DACUSLAUREL 7960 HWY 118 DUKEDOM TN 38226 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 688* LOTS 68-69-70-99-100 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 494 DAVENPORT STREET | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$111 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 89,758 | 92,540 | 2,782 | | |
| 2. ASSESSED VALUE: | 282,400 | 275,200 | -7,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 282,400 | 275,200 | -7,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|---|--|-------------------------------|----------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-065-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: STEVENS CRAIG M 4004 MOSS PLACE ALEXANDRIA VA 22304 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: 689* LOT 71 CONGREGATIONAL SUMMER ASSEMBLY. [[221/496 WD; 7/87 221/496 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | % 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 | | | | |
| 1. TAXABLE VALUE: | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$24 | | | | |
| | PRIOR YEAR VALUES | CURRENT YEAR TENTATIVE VALUES | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 2024 | 2025 | | | |
| | 19,147 | 19,740 | 593 | | |
| 2. ASSESSED VALUE: | 55,600 | 55,600 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 55,600 | 55,600 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
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| | PARCEL NUMBER: 05-100-066-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, | | | | |
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| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: 690* LOT 72 CONGREGATIONAL SUMMER ASSEMBLY. [[3/91 250/784 QC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$24 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 19,147 | 19,740 | 593 | | |
| | 2. ASSESSED VALUE: | 55,600 | 55,600 | | |
| | 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | |
| | 4. STATE EQUALIZED VALUE (SEV): | 55,600 | 55,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
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| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-067-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MCEWEN ROBERT T ROBERT S CHRIS & KOVACS PAM & ZAM ALLISON PAMELA KOVACS 1123 BROOK RD NAPERVILLE IL 60540 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: 690A* LOTS 73-74 CONGREGATIONAL SUMMER ASSEMBLY. | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$47 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 38,316 | 39,503 | 1,187 | | |
| 2. ASSESSED VALUE: | 111,200 | 111,200 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 111,200 | 111,200 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-068-00 PROPERTY ADDRESS: 557 ALDEN FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BAKER FAMILY REV TRUST 33 WASHINGTON ST TRUMANSBURG NY 14886 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 690B* LOTS 75 & 76 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 557 ALDEN AVENUE [[10/93 276/100 QC; 9/94 289/327 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$107 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 86,279 | 88,953 | | |
| 2. ASSESSED VALUE: | | 182,200 | 171,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 182,200 | 171,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-069-00 PROPERTY ADDRESS: 635 PARK PLACE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BELKNAP DAVID J & SARA J 909 WEST LYNN ST AUSTIN TX 78703 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 691* LOT 78 CONGREGATIONAL SUMMER ASSEMBLY [[6/73 150/221; 6/74 154/683; 2/76 165/188; 3/94 282/9 QC | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$49 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 39,431 | 40,653 | 1,222 | | |
| 1. TAXABLE VALUE: | 39,431 | 40,653 | 1,222 | | |
| 2. ASSESSED VALUE: | 128,900 | 128,900 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 128,900 | 128,900 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-069-01 PROPERTY ADDRESS: ALDEN FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BAKER FAMILY REV TRUST 33 WASHINGTON STREET TRUMANSBURG NY 14886 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: 691A* LOT 77 CONGREGATIONAL SUMMER ASSEMBLY [I 5/77 166/158; 10/93 276/101 QC; 9/94 289/326 QC; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$43 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 34,501 | 35,570 | | |
| 1. TAXABLE VALUE: | | 143,800 | 143,800 | | |
| 2. ASSESSED VALUE: | | 143,800 | 143,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | 143,800 | 143,800 | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 143,800 | 143,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-070-00 PROPERTY ADDRESS: 635 PARK PLACE FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BELKNAP DAVID J & SARA J 909 WEST LYNN ST AUSTIN TX 78703 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 692* LOT 79 CONGREGATIONAL SUMMER ASSEMBLY. [[3/94 282/09 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$38 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 30,859 | 31,815 | 956 | | |
| 2. ASSESSED VALUE: | 84,000 | 84,000 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 84,000 | 84,000 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-071-00 PROPERTY ADDRESS: 635 PARK PLACE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BELKNAP DAVID J & SARA J 909 WEST LYNN ST AUSTIN TX 78703 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 693* LOTS 80-81 CONGREGATIONAL SUMMER ASSEMBLY. [[3/94 282/09 QC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$111 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 89,549 | 92,325 | 2,776 | | |
| 2. ASSESSED VALUE: | 232,800 | 222,800 | -10,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 232,800 | 222,800 | -10,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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L-4400

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-071-10 PROPERTY ADDRESS: 643 FINNEY AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SEATON FREDERICK M & BETH 702 S MCARTHUR ST MACOMB IL 61455 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 693A* LOTS 82 83 & 84 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 643 FINNEY AVENUE [[6/76 162/187 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$175 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 141,903 | 146,301 | 4,398 | | |
| 2. ASSESSED VALUE: | 246,700 | 221,600 | -25,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 246,700 | 221,600 | -25,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-072-00 PROPERTY ADDRESS: 631 FINNEY AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FRENCH HARKNESS COTTAGE LLC ELIZABETH E FRENCH PO BOX 1776 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 694* LOTS 85-86 CONGREGATIONAL SUMMER ASSEMBLY. | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$109 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 160,110 | 165,073 | 4,963 | | |
| 2. ASSESSED VALUE: | 326,700 | 297,300 | -29,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 326,700 | 297,300 | -29,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
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| ASSESSOR | PHONE # | EMAIL | | | |
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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-073-00 PROPERTY ADDRESS: 605 FINNEY AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BICKLE FAMILY TRUST 37 WOODBINE PL HILTON HEAD ISLAND SC 29928 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 694A* LOT 87 CONGREGATIONAL SUMMER ASSEMBLY [I 201/572; BP 10/95; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$251 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 202,785 | 209,071 | | |
| 2. ASSESSED VALUE: | | 319,600 | 286,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 319,600 | 286,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|

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L-4400

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|---|---|---------------------------------------|----------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-074-00 | | | | |
| | PROPERTY ADDRESS: FINNEY AVE FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PORTEOUS GRANT & DONNA E 118 FARM LANE TRAVERSE CITY MI 49696 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: 695* LOT 88 CONGREGATIONAL SUMMER ASSEMBLY. [[6/74 155/917; 5/77 164/533; 2/82 QC 190/291; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$40 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 32,333 | 33,335 | 1,002 | | |
| 2. ASSESSED VALUE: | 60,300 | 60,300 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: | 1.000 | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 60,300 | 60,300 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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L-4400

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| | | | | | |
|---|--|---------------------------------------|----------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-075-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PORTEOUS GRANT & DONNA E 118 FARM LANE TRAVERSE CITY MI 49696 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: 695A* LOTS 89-90 CONGREGATIONAL SUMMER ASSEMBLY. [[2/82 190/291 QC | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | % 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 | | | | |
| 1. TAXABLE VALUE: | Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$82 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 66,402 | 68,460 | 2,058 | | |
| 2. ASSESSED VALUE: | 124,100 | 124,100 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 124,100 | 124,100 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| | PARCEL NUMBER: 05-100-076-00 PROPERTY ADDRESS: 529 ALDEN AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MC EWEN WILLIAM 21 PINWOOD VILLAGE WEST LEBANON NH 03784 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| 696* LOTS 93 & 94 ALSO E 1/2 OF LOT 92 CONGREGATIONAL SUMMER ASSEMBLY SPLIT 1987 [I 8/78 181/993-994; 203/85; 204/132; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$97 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 78,155 | 80,577 | 2,422 | | |
| 2. ASSESSED VALUE: | 195,500 | 189,000 | -6,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 195,500 | 189,000 | -6,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
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| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-076-01 PROPERTY ADDRESS: 547 ALDEN AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MCEWEN ROBERT T & ROBERT S CHRIS & KOVACS PAM & ZAM ALLISON PAMELA KOVACS 1123 BOOK RD NAPERVILLE IL 60540 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: 696A* LOT 91 & W 1/2 LOT 92 CONG SUMMER ASSEMBLY SPLIT 1987 P.A. [[203/85 | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$91 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 74,009 | 76,303 | | |
| 1. TAXABLE VALUE: | | 276,000 | 262,200 | | |
| 2. ASSESSED VALUE: | | 276,000 | -13,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 276,000 | 262,200 | | |
| | | | -13,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-077-00 PROPERTY ADDRESS: 501 ALDEN AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LAMAY CRAIG LLEWELLYN 516 5TH ST WILMETTE IL 60091 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | | .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: | | CALCULATION CHANGES | | | |
| 697* LOTS 95-96 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 501 ALDEN AVENUE [[8/76 163/16 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$73 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 59,149 | 60,982 | 1,833 | | |
| 2. ASSESSED VALUE: | 143,300 | 139,300 | -4,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 143,300 | 139,300 | -4,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-078-00 PROPERTY ADDRESS: 481 ALDEN AVE FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LASWELL JANE ETAL 2904 GREENWOOD LN SAINT CHARLES IL 60175 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 698* LOT 97 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 481 ALDEN AVENUE [192/754 12/95 301/109 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$142 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 115,020 | 118,585 | 3,565 | | |
| 2. ASSESSED VALUE: | 243,000 | 213,400 | -29,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 243,000 | 213,400 | -29,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-079-00 PROPERTY ADDRESS: 482 DAVENPORT ST FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MURMANN STEVEN & FOX SUSAN 2212 10TH ST MONMOUTH IL 61462 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 699* LOT 98 CONGREGATIONAL SUMMER ASSEMBLY P.A. 482 DAVENPORT STREET [[7/95 296/214 QC; DC 296/215; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$103 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 83,618 | 86,210 | 2,592 | | |
| 2. ASSESSED VALUE: | 173,400 | 162,300 | -11,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 173,400 | 162,300 | -11,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-080-00 PROPERTY ADDRESS: ALDEN AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MC EWEN WILLIAM C 21 PINWOOD VILLAGE WEST LEBANON NH 03784 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 700* LOT 101 CONGREGATIONAL SUMMER ASSEMBLY. [[8/76 163/15 | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$23 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 18,998 | 19,586 | | |
| 1. TAXABLE VALUE: | | 51,700 | 51,700 | | |
| 2. ASSESSED VALUE: | | 51,700 | 51,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | 51,700 | 51,700 | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 51,700 | 51,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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THIS IS NOT A TAX BILL

L-4400

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-081-00 PROPERTY ADDRESS: ALDEN AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MC EWEN WILLIAM C 21 PINWOOD VILLAGE WEST LEBANON NH 03784 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 700A* LOTS 102-103 CONGREGATIONAL SUMMER ASSEMBLY. | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$42 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 33,632 | 34,674 | | |
| 1. TAXABLE VALUE: | | 103,400 | 103,400 | | |
| 2. ASSESSED VALUE: | | 103,400 | 103,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | 103,400 | 103,400 | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 103,400 | 103,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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L-4400

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-082-00 PROPERTY ADDRESS: ALDEN AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BAKER FAMILY REV TRUST 33 WASHINGTON STREET TRUMANSBURG NY 14886 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 701* LOTS 104-105 CONGREGATIONAL SUMMER ASSEMBLY. [[10/93 276/102 QC; 9/94 289/327 QC; 9/94 289/328 QC; 8/95 296/837 QC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$59 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 47,535 | 49,008 | 1,473 | | |
| 1. TAXABLE VALUE: | 47,535 | 49,008 | 1,473 | | |
| 2. ASSESSED VALUE: | 143,800 | 143,800 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 143,800 | 143,800 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|--|
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|--|

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| | | | |
|---|---|---------------------------------------|----------------------------------|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-100-083-00 PROPERTY ADDRESS: 567 ALDEN AVE FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ROGERS TRUSTGLANKFORD C/O JOHN & GWEN ROGERS 9892 NORTHBRIDGE RD ST. LOUIS MO 63124 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: 701A* LOT 106 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 567 ALDEN AVENUE [7/80 183/386 MLC; 216/38 QC; 1990 245/151 WD; 6/91 251/ 478 WD; 6/91 251/480 WD; | CALCULATION CHANGES | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$87 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 70,530 | 72,716 | 2,186 |
| 2. ASSESSED VALUE: | 144,900 | 131,600 | -13,300 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 144,900 | 131,600 | -13,300 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR JILL BROWN | PHONE # (231) 881-4000 | EMAIL TOWNSHIPASSESSING@GMAIL.COM | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

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Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-084-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ROGERS TRUSTGLANKFORD C/O JOHN & GWEN ROGERS 9892 NORTHBRIDGE RD ST. LOUIS MO 63124 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: 701D* LOT 113 CONGREGATIONAL SUMMER ASSEMBLY. [[7/80 183/386 MLC; 216/38 QC; 1990 245/151 WD; 6/91 251/ 478 WD; 6/91 251/480 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$40 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 32,530 | 33,538 | 1,008 | | |
| 2. ASSESSED VALUE: | 100,000 | 100,000 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 100,000 | 100,000 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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L-4400

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-085-00 PROPERTY ADDRESS: 635 PARK PLACE FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BELKNAP DAVID J & SARA J 909 WEST LYNN ST AUSTIN TX 78703 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 702* LOT 114 CONGREGATIONAL SUMMER ASSEMBLY. [[282/09 3/94 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$30 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 24,308 | 25,061 | 753 | | |
| 2. ASSESSED VALUE: | 66,100 | 66,100 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 66,100 | 66,100 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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| | | | | | |
|--|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-086-00 PROPERTY ADDRESS: 667 PARK PLACE FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MOLLOY ROBERT & WAY KATHLEEN 103 OAKLAND AVE ARLINGTON MA 02476 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| LOTS 115-116-117 ALSO TH PT LOT 118 DESC AS BEG SE COR LOT 118 TH ALG S LN S 87°58'14" W 49.78 FT; TH N 06°14'10" W 124.09 FT; TH N 84°21'26" E 50.45 FT TO NE COR LOT 118; TH S 05°52'20" E 127.22 FT TO POB. CONGREGATIONAL SUMMER ASSEMBLY. SEE 100-086-0A 0B FOR REM INT SPLIT FOR 2001 2002 100-086-0A & 0B COMB HERE FOR 2005 PER ASSESSOR 2017R-04077 ESMNT OF RECORD PT 05-100-088-00 COMB HERE FOR 2018 PT SPLIT TO RELOCATED FAIRCHILD AVE FOR 208 8/96 308/731-732 DC'S; 06/00 372/812 QC; 12/02 445/569 Q; 05/03 03/746 SURV; 09/03 BP; P.A. 667 PARK PLACE | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$358 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 289,730 | 298,711 | 8,981 | | |
| 2. ASSESSED VALUE: | 453,300 | 421,100 | -32,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 453,300 | 421,100 | -32,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-089-00 PROPERTY ADDRESS: 686 PARK PLACE FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MEYERS RICHARD & NANCY TRUSTEES 2435 NOTTINGHAM ANN ARBOR MI 48104 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 702C* LOTS 119-120-121 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 686 PARK PLACE [[6/78 171/589 | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$202 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 163,087 | 168,142 | 5,055 | | |
| 2. ASSESSED VALUE: | 248,100 | 236,300 | -11,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 248,100 | 236,300 | -11,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-090-00 PROPERTY ADDRESS: PARK PL FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BERGER KAREN ANNELISE 4010 GABLES WAY NE ATLANTA GA 30329 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 702D* LOTS 122-123 CONGREGATIONAL SUMMER ASSEMBLY. [[6/78 211/458 WD | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$2919 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 42,716 | 115,900 | 73,184 | | |
| 2. ASSESSED VALUE: | 115,900 | 115,900 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 115,900 | 115,900 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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THIS IS NOT A TAX BILL

L-4400

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| | | | | | |
|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-091-00 PROPERTY ADDRESS: 655 FINNEY AVE FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CORNELL LAURA J TRUST 2615 PRAIRIE #203 EVANSTON IL 60201 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 702E* LOTS 124-125 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 655 FINNEY AVENUE [[8/86 215/926; 5/92 262/264 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$142 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 114,908 | 118,470 | 3,562 | | |
| 2. ASSESSED VALUE: | 221,700 | 204,700 | -17,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 221,700 | 204,700 | -17,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | | | |
|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-092-00 PROPERTY ADDRESS: 2073 FAIRCHILD AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: RATNER IAN PETER REV TRUST 725 E SADDLE RIVER RD HO HO KUS NJ 07423 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 703* LOTS 126-127 -128 CONGREGATIONAL SUMMER ASSEMBLY. [11/76 162/299; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$366 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 295,736 | 304,903 | 9,167 | | |
| 2. ASSESSED VALUE: | 552,000 | 489,200 | -62,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 552,000 | 489,200 | -62,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-095-00 PROPERTY ADDRESS: FINNEY AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BOHMAN LOU ANN 1100 BRANDON LN WILMINGTON DE 19807 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 705A* LOTS 132-133 CONGREGATIONAL SUMMER ASSEMBLY. | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$50 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 40,674 | 41,934 | 1,260 | | |
| 2. ASSESSED VALUE: | 110,600 | 110,600 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 110,600 | 110,600 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
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| ASSESSOR | PHONE # | EMAIL | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-096-00 PROPERTY ADDRESS: 643 EDWARDS AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BOHMAN LOU ANN & LEIF E 1100 BRANDON LN WILMINGTON DE 19807 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 706* LOTS 134-135-136 CONGREGATIONAL SUMMER ASSEMBLY P.A. 643 EDWARDS AVENUE | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$108 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 87,465 | 90,176 | | |
| 1. TAXABLE VALUE: | | 234,300 | 224,600 | | |
| 2. ASSESSED VALUE: | | 234,300 | 224,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 234,300 | 224,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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THIS IS NOT A TAX BILL

L-4400

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| | | | |
|---|--|--|-------------------------------------|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-100-097-00 PROPERTY ADDRESS: 661 EDWARDS AVE FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: JANSSEN KAREN N & KENNEDY MICHAEL KAREN NEIGHBOURS JANSSEN 2109 CLARK DR RICHMOND KY 40475 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: 707* LOT 137 AND E 1/2 OF LOT 138 CONGREGATIONAL SUMMER ASSEMBLY P.A. 661 EDWARDS AVE (PVT) 10-05-100-098-00 COMB HERE FOR 2003 PER OWNER REQUEST | CALCULATION CHANGES | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$209 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 169,351 | 174,600 | 5,249 |
| 2. ASSESSED VALUE: | 280,400 | 246,400 | -34,000 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 280,400 | 246,400 | -34,000 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR JILL BROWN | PHONE # (231) 881-4000 | EMAIL TOWNSHIPASSESSING@GMAIL.COM | |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

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L-4400

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-100-00 PROPERTY ADDRESS: 677 EDWARDS AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MARTENIS NANCY TRUST ELIZABETH MONTEMAYOR 169 UNION ST UNIT A NATICK MA 01760 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 709* E 1/2 OF LOT 130 & ALL OF LOT 131&139 W 1/2 OF LOT 138 E 1/2 OF LOT 140 CONNGREGATIONAL SUMMER ASSEMBLY 10-05-100-094-00 & 100-099-00 & 100-102-00 COMB HERE 1984 P.A. 677 EDWARDS AVENUE [[192/657 195/655; 8/89 WD 237/32; BP 4/95; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$108 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 87,501 | 90,213 | | |
| 2. ASSESSED VALUE: | | 261,600 | 250,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 261,600 | 250,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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| | | | | | |
|---|---|--|-------------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-103-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DUPRE ANNE WILSON & BARRETT DAB DUP 55 PRINCE ARTHUR AVE APT 1103 TORONTO CANADA ON M5R 1C9 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: 712* LOT 129 W 1/2 OF LOT 130 W 1/2 OF LOT 140 CONGREGAT- IONAL SUMMER ASSEMBLY [I 7/82 192/354 QC | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$50 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 40,104 | 41,347 | 1,243 | | |
| 2. ASSESSED VALUE: | 110,600 | 110,600 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: | 1.000 | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 110,600 | 110,600 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
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| ASSESSOR | PHONE # | EMAIL | | | |
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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-100-103-01 PROPERTY ADDRESS: 699 EDWARDS AVE FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DUPRE ANN WILLSON & LECOMTE MAURICE BARRETT DAB DUPRE 55 PRINCE ARTHUR AVE APT 1103 TORONTO CANADA ON M5R 1C9 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: 712-1* LOT 141 CONGREGATIONAL SUMMER ASSEMBLY P.A. 699 EDWARDS AVENUE [[11/78 173/833; 9/81 189/158 159 QC'S; 7/82 192/354 QC; | CALCULATION CHANGES | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$82 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 66,645 | 68,710 | 2,065 |
| 2. ASSESSED VALUE: | 186,200 | 165,300 | -20,900 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 186,200 | 165,300 | -20,900 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR JILL BROWN | PHONE # (231) 881-4000 | EMAIL TOWNSHIPASSESSING@GMAIL.COM | |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-104-00 PROPERTY ADDRESS: 727 EDWARDS AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BELKNAP ROBERT E 1610 CRAIG ST RALEIGH NC 27608 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: * LOTS 142-143-144 CONGREGATIONAL SUMMER ASSEMBLY 10-05-100-105-00 COMB HERE FOR 1996 P.A. 727 EDWARDS AVENUE [[6/89 QC 235/806; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$97 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 78,829 | 81,272 | | |
| 1. TAXABLE VALUE: | | 364,000 | 353,100 | | |
| 2. ASSESSED VALUE: | | | -10,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 364,000 | 353,100 | | |
| | | | -10,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | | | |
|---|---|---------------------------------------|----------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-106-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BELKNAP ROBERT E 1610 CRAIG ST RALEIGH NC 27608 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: * LOTS 145 & 146 CONGREGATIONAL SUMMER ASSEMBLY COMB W/10-05-100-107-00 FOR 1995 SPLIT FROM 100-107-00 FOR 1996 [[7/90 244/102 QC; 8/94 287/275 QC; 1/94 287/273 DC; 8/94 287/275; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$51 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 41,061 | 42,333 | 1,272 | | |
| 2. ASSESSED VALUE: | 112,400 | 112,400 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 112,400 | 112,400 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| | | | | | |
|---|---|--|-------------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-107-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BELKNAP KATHLEEN & ROBERT 1610 CRAIG ST RALEIGH NC 27608 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: * LOTS 147 & 148 CONGREGATIONAL SUMMER ASSEMBLY 10-05-100-106-00 COMB HERE FOR 1995 PER OWNER SPLIT TO 100-106-00 FOR 1996 [10/81 189/99 QC; 7/90 244/102 QC; 1/91 248/252 QC; 8/94 287/276 QC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$52 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 42,297 | 43,608 | 1,311 | | |
| 2. ASSESSED VALUE: | 115,700 | 115,700 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 115,700 | 115,700 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
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| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-108-00 PROPERTY ADDRESS: 2042 FAIRCHILD AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MAUER POLLY DIAN & THOMAS ALTON PO BOX 689 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 715A* LOTS 149-150 CONGREGATIONAL SUMMER ASSEMBLY. [[5/77 164/404; 6/77 164/837; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$197 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 213,652 | 222,675 | 9,023 | | |
| 2. ASSESSED VALUE: | 352,600 | 315,600 | -37,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 352,600 | 315,600 | -37,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) Land Improvement Added | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-108-10 PROPERTY ADDRESS: 2066 FAIRCHILD AVE FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WILLIAMS THOMAS & CATHY(TRUSTEES) WILLIAMS REVOCABLE TRUST PO BOX 1014 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 715B* LOTS 151-152 ALSO INC TH W 10 FT OF FORMERLY VACATED FAIRCHILD AVE LYIN S OF S ROW PARK PLACE AND N OF N ROW PLYMOUTH RD CONGREGAIONAL SUMMER ASSEMBLY PA 2066 FAIRCHILD AVE PT 10-100-088-00 COMB HERE FOR 2018 PT SPLIT TO RELOCATED FAIRCHILD AVE FOR 2018 [[BP 11/91; 4/97 319/340 QC; 3/98 329/494 QC; 04/11 2011 R-01735 QC; 9/11 ; PB11-0273; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$117 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 172,885 | 178,244 | 5,359 | | |
| 2. ASSESSED VALUE: | 292,500 | 267,100 | -25,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 292,500 | 267,100 | -25,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-109-00 PROPERTY ADDRESS: HOPKINS CT FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DAVIDSON FAMILY LLC 13902 MEADOWBROOK DR BROOMFIELD CO 80020-6148 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 715C* LOTS 153-154 CONGREGATIONAL SUMMER ASSEMBLY. [[9/74 154/422; 12/90 253/692; 3/95 292/608 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$62 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 50,076 | 51,628 | 1,552 | | |
| 2. ASSESSED VALUE: | 163,100 | 163,100 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 163,100 | 163,100 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-109-10 PROPERTY ADDRESS: HOPKINS CT FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SOWERS PAUL M 7025 N WILLOW WOOD DR PEORIA IL 61614 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 715-D* LOTS 155 & 156 CONGREGATIONAL SUMMER ASSEMBLY [[12/73 150/08; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$49 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 39,800 | 41,033 | 1,233 | | |
| 2. ASSESSED VALUE: | 114,600 | 114,600 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 114,600 | 114,600 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-110-00 PROPERTY ADDRESS: HOPKINS CT FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DAVIDSON FAMILY LLC 13902 MEADOWBROOK DR BROOMFIELD CO 80020-6148 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 716* LOTS 157-158-159-160 CONGREGATIONAL SUMMER ASSEMBLY. [[11/71 URWD; 12/90 253/692; 3/95 292/608 QC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$91 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 73,342 | 75,615 | 2,273 | | |
| 1. TAXABLE VALUE: | 73,342 | 75,615 | 2,273 | | |
| 2. ASSESSED VALUE: | 261,800 | 261,800 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 261,800 | 261,800 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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L-4400

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|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-111-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WAY CHRISTOPHER B 4702 SADDLETOP RIDGE LN MASON OH 45040 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| LOT 161 CONGREGATIONAL SUMMER ASSEMBLY SEE -100-111-0A FOR REMAINING INTEREST - SPLIT FOR 2003 05-100-111-0A COMB HERE FOR 2015 PER OWNER REQUEST [[3/77 197/446 WD; 06/00 377/753 QC; 03/02 418/487 QC; 03/14 2014R-01220 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$30 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| 1. TAXABLE VALUE: | | 23,985 | 24,728 | | |
| 2. ASSESSED VALUE: | | 50,600 | 50,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 50,600 | 50,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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L-4400

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-112-00 PROPERTY ADDRESS: 2071 BREWSTER BLVD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PEOPLES JEFFREY C & STACEY L 2360 S HOLLY PL DENVER CO 80222-6243 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| LOT 162 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 2071 BREWSTER BLVD SEE 100-112-0A FOR REM INT SPLIT 2006 COMBINED W/ 05-100-112-0A FOR 2016 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$110 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 88,604 | 91,350 | 2,746 | | |
| 2. ASSESSED VALUE: | 149,100 | 138,600 | -10,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 149,100 | 138,600 | -10,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|--|
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|--|

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|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-113-00 PROPERTY ADDRESS: 2055 BREWSTER BLVD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BAKER JANE W 1864 PENOBSCOT OKEMOS MI 48864 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 719* LOT 163 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 2055 BREWSTER BLVD. [[4/75 157/601; 4/91 250/379 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$66 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 53,133 | 54,780 | 1,647 | | |
| 2. ASSESSED VALUE: | 136,800 | 127,600 | -9,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 136,800 | 127,600 | -9,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
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| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-114-00 PROPERTY ADDRESS: 2050 HOPKINS CT FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DAVIDSON FAMILY LLC 13902 MEADOWBROOK DR BROOMFIELD CO 80020-6148 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 719A* LOTS 164-165 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 2050 HOPKINS COURT [[8/74 154/928; 12/85 211/172 QC; BP 9/94; 3/95 292/607 QC 03/96 303/1153 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$186 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 150,285 | 154,943 | 4,658 | | |
| 2. ASSESSED VALUE: | 297,000 | 274,800 | -22,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 297,000 | 274,800 | -22,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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THIS IS NOT A TAX BILL

L-4400

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-115-00 PROPERTY ADDRESS: HOPKINS CT FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DAVIDSON FAMILY LLC 13902 MEADOWBROOK DR BROOMFIELD CO 80020-6148 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 50% INT LOTS 166 & 167 CONGREGATIONAL SUMMER ASSEMBLY SPLIT TO 100-115-0A FOR 2007 | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$31 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 25,442 | 26,230 | 788 | | |
| 2. ASSESSED VALUE: | 69,100 | 69,100 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 69,100 | 69,100 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | | | | |
|--|---|------------------------------|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | | |
| | PARCEL NUMBER: 05-100-115-0A | | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LINDSAY BRUCE D & ELIZABETH TRUST 914 KESTREL DR EVANS GA 30809 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | | |
| LEGAL DESCRIPTION: 50% INT LOTS 166 & 167 CONGREGATIONAL SUMMER ASSEMBLY SPLIT FROM 100-115-00 FOR 2007 | % 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 | | | |
| | | | | | | |
| CALCULATION CHANGES | | | | | | |
| 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | | | |
| *Applies to all property taxable values in the State of Michigan | | | | | | |
| Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | | | |
| \$60 | | | | | | |
| | | PRIOR YEAR VALUES | CURRENT YEAR TENTATIVE VALUES | | | |
| | | 2024 | 2025 | | | |
| 1. TAXABLE VALUE: | | 48,172 | 49,665 | | | |
| 2. ASSESSED VALUE: | | 69,100 | 69,100 | | | |
| 3. TENTATIVE EQUALIZATION FACTOR: | 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 69,100 | 69,100 | | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | | |
| HOW TO FILE AN APPEAL | | | | | | |
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| c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | | |

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-116-00 PROPERTY ADDRESS: 1987 BEECH RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MARTIN NICHOLAS & BENITEZ 143 GREELEY AVE STATEN ISLAND NY 10306 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 721* LOTS 169-170 & 1/3 INT IN LOT 168 CONGREGATIONAL SUMMER ASSEMBLY .A. 1987 BEECH ROAD [[203/338; 203/338 | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$113 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 91,188 | 94,014 | | |
| 1. TAXABLE VALUE: | | 239,000 | 229,800 | | |
| 2. ASSESSED VALUE: | | | -9,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 239,000 | 229,800 | | |
| | | | -9,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-117-00 PROPERTY ADDRESS: 2013 BREWSTER BLVD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SCHMIDT ROBERT K GREENCOMBE PORLOCK MINEHEAD SOMERSET TA24 8NU UK | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| 722* LOT 171 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 2013 & 2015 BREWSTER BLVD. [[7/90 243/943 QC; 274/741-742 GRT ESMT; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$186 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 150,284 | 154,942 | 4,658 | | |
| 2. ASSESSED VALUE: | 296,700 | 268,700 | -28,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 296,700 | 268,700 | -28,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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THIS IS NOT A TAX BILL

L-4400

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-118-00 PROPERTY ADDRESS: 2010 HOPKINS CT FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LINDSAY BRUCE D & ELIZABETH TRUST 914 KESTREL DR EVANS GA 30809 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 723* 2/3 INT IN LOT 168 ALSO ALL OF LOT 172 & 173 CONGREGATIONAL SUMMER ASSEMBLY P.A. 2010 HOPKINS CT (CHANGED 9.9.2018 FKA 1983 BEECH ROAD THEN 2033 BREWSTER BLVD) [[8/74 154/610; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$227 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 183,348 | 189,031 | 5,683 | | |
| 2. ASSESSED VALUE: | 292,700 | 285,700 | -7,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 292,700 | 285,700 | -7,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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L-4400

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-119-00 PROPERTY ADDRESS: 2074 ROBINSON RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: POTTER TIMOTHY M LT SMOLIK SARAH MARGARET UTALAUT 2204 PARKRIDGE AVE SAINT LOUIS MO 63144 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| LOT 174 EXC S 15 FT THEREOF ALSO INCL LOT 175 CONG SUMMER ASSEMBLY INT SPLIT TO -119-0A & -119-0B FOR 2013 -119-0A & -119-0B COMBINED HERE FOR 2014 P.A. 2074 ROBINSON ROAD [[11/79 180/274; 3/90 241/924 WD; 4/12 2012R-02124 QC; 11/13 2013R-05670 AFF; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$121 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 98,196 | 101,240 | | |
| 2. ASSESSED VALUE: | | 306,500 | 288,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 306,500 | 288,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-120-00 PROPERTY ADDRESS: 2082 ROBINSON RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BURROWS ANN WOLCOTT CHERYL HEINEMAN 51720 AVENIDA JUAREZ LA QUINTA CA 92253 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 725* LOT 176 CONGREGATIONAL SUMMER ASSEMBLY. P.P. 2082 ROBINSON ROAD [[10/75 157/119; 1/84 WD 200/269; 199/342; 200/269; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$65 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 52,943 | 54,584 | 1,641 | | |
| 1. TAXABLE VALUE: | 52,943 | 54,584 | 1,641 | | |
| 2. ASSESSED VALUE: | 178,300 | 162,600 | -15,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 178,300 | 162,600 | -15,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-121-00 PROPERTY ADDRESS: 2090 ROBINSON RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GOSNELL JAMES H & GILLETT NANCY 10813 LONG SHADOW LN HOUSTON TX 77024 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 726* LOT 177 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 2090 ROBINSON ROAD | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$88 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 71,520 | 73,737 | 2,217 | | |
| 2. ASSESSED VALUE: | 139,700 | 126,100 | -13,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 139,700 | 126,100 | -13,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

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L-4400

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-122-00 PROPERTY ADDRESS: 2100 ROBINSON ROAD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: RAUTH GLENWAY W & ROSCHER KELLY BROWN MARGARET N & RAUTH PAUL F 323 WEST 11TH ST TRAVERSE CITY MI 49684 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| LOTS 178-179 LOT 336 AS AMMENDED CONGREGATIONAL SUMMER ASSEMBLY. DESC CORR 2006 P.A. 2100 ROBINSON ROAD [4/78 172/506; 12/82 194/270 EST; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$108 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 87,492 | 90,204 | | |
| 2. ASSESSED VALUE: | | 237,600 | 229,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 237,600 | 229,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-124-00 PROPERTY ADDRESS: 2134 ROBINSON RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: EDMONDS CAROL EDMONDSFREDERICK PO BOX 1026 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| LOTS 180 & 181 & TH PT OF VACATED CLIFTON CT LYING BET SD LOTS LOT 335 AS AMENDED CONGREGATIONAL SUMMER ASSEMBLY DESC CORR FOR 2005 & 2006 [[6/76 164/128; 4/78 172/506; 12/82 194/270 EST; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$130 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 191,210 | 197,137 | | |
| 2. ASSESSED VALUE: | | 335,800 | 303,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 335,800 | 303,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | | PHONE # | | | |
| JILL BROWN | | (231) 881-4000 | | | |
| | | EMAIL | | | |
| | | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-125-00 PROPERTY ADDRESS: ROBINSON RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: EDMONDS FREDERICK & CAROL PO BOX 1026 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % 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: LOTS 182-183 CONGREGATIONAL SUMMER ASSEMBLY. [[4/78 172/506; 12/82 194/270 EST; 100-125-0A COMB HERE FOR 2005 PER ASSESSOR | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$65 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 95,665 | 98,630 | 2,965 | | |
| 2. ASSESSED VALUE: | 160,700 | 160,700 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 160,700 | 160,700 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-100-126-00 PROPERTY ADDRESS: 2180 WINTHROP WALK FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DUNEWOOD COTTAGE LLC DEBORAH KASBEER 44 EAGLE GAP RD WAYNESVILLE NC 28786 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| 731* LOTS 184-185-186 CONGREGATIONAL SUMMER ASSEMBLY SE COR LOT 187 NWLY ALG E'LY LN 33 FT TO A PT ON SLN OF LOT 187 42 FT W OF SE COR E TO POB P.A. 2180 WINTHROP WALK [1/78 175/197; 102/327 WD 9/56; 9/88 QC 231/723; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$370 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 299,639 | 308,927 |
| 2. ASSESSED VALUE: | | 511,800 | 495,200 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 511,800 | 495,200 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL**L-4400****Notice of Assessment, Taxable Valuation, and Property Classification**

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-127-00 PROPERTY ADDRESS: 2218 WINTHROP WALK FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BAKER MARGARET & JOHN SWARTZ PAT & BAKER GEORGE & SUSAN PO BOX 785 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| 732* LOT 187 & TH PT OF LOT 192 LYING SE'LY OF A LN BEG ON E'LY LN 123.25 FT S 29 DEG 28' 40 TH S 67 DEG 05' W TO SW'LY LN OF LOT 192 CONGREGATIONAL SUMMER ASSEMBLY ALSO BEG 89 FT W OF SE COR OF LOT 187 S 10 FT W 55 FT PAR W S LN LOT 187 N 10 FT E 55 ALG S LN LOT 187 TO POB P.A. 2218 WINTHROP WALK SPLIT TO 100-127-01 FOR 1997 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$110 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 89,054 | 91,814 | 2,760 | | |
| 2. ASSESSED VALUE: | 202,800 | 192,800 | -10,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 202,800 | 192,800 | -10,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-127-01 PROPERTY ADDRESS: 2195 WINTHROP WALK FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BRENNER MICHAEL J & BAKER SUSAN M 13623 N SUNSET MESA DR MARANA AZ 85653 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: LOT 191 OF CONGREGATIONAL SUMMER ASSEMBLY SPLIT FROM 100-127-00 FOR 1997 | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$164 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 132,336 | 136,438 | | |
| 2. ASSESSED VALUE: | | 222,300 | 194,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 222,300 | 194,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|--|
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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-128-00 PROPERTY ADDRESS: 2238 WINTHROP WALK FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BAKER MARGARET WAY 1019 7TH AVE NW ROCHESTER MN 55901 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 733* LOTS 188-189-190 ALSO TH PT OF LOT 192 LYING NW'LY OF A LN BEG ON E'LY LN 123.25 FT S 29 DEG 28' 40 S 67 DEG 05' W TO SW'LY LN OF LOT 192 CONGREGATIONAL SUMMER ASSEMBLY P.A. 2238 WINTHROP WALK | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$ | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 130,600 | 130,600 | 0 | | |
| 2. ASSESSED VALUE: | 130,600 | 130,600 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 130,600 | 130,600 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-129-00 PROPERTY ADDRESS: 2243 WINTHROP WALK FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BAKER JOHN E BAKER KRISTINE W PO BOX 785 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 734* LOTS 193 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 2243 WINTHROP WALK [[4/81 186/944 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$101 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 148,243 | 152,838 | 4,595 | | |
| 2. ASSESSED VALUE: | 384,400 | 345,600 | -38,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 384,400 | 345,600 | -38,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-130-00 PROPERTY ADDRESS: 2232 WINTHROP WALK FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BAKER GEORGE H JR 1864 PENOBSCOT OKEMOS MI 48864 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 734A* LOTS 194-195 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 2232 WINTHROP WALK | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$169 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 136,992 | 141,238 | 4,246 | | |
| 2. ASSESSED VALUE: | 327,500 | 311,000 | -16,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 327,500 | 311,000 | -16,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-131-00 PROPERTY ADDRESS: 2245 ROBINSON RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LEETE LUCAS RYAN HUNTINGTON & JONI 849 ORCHARD AVE SE EAST GRAND RAPIDS MI 49506 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 734B* LOTS 196-197 & 198 CONGREGATIONAL SUMMER ASSEMBLY. [[12/77 169/86; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$296 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 239,057 | 246,467 | 7,410 | | |
| 2. ASSESSED VALUE: | 454,600 | 408,000 | -46,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 454,600 | 408,000 | -46,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|

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THIS IS NOT A TAX BILL**L-4400****Notice of Assessment, Taxable Valuation, and Property Classification**

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|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-132-00 PROPERTY ADDRESS: BREWSTER BLVD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HOERR REALTY DEVELOPMENT LLC SUZANNE DAVIS 10381 GLENN ABBEY LN FISHERS IN 46037 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 734C* LOTS 199-200 CONGREGATIONAL SUMMER ASSEMBLY. | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$97 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 78,354 | 80,782 | 2,428 | | |
| 2. ASSESSED VALUE: | 112,400 | 112,400 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 112,400 | 112,400 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
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| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-133-00 PROPERTY ADDRESS: 2189 BREWSTER BLVD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HOERR REALTY DEVELOPMENT LLC SUZANNE DAVIS 10381 GLENN ABBEY LN FISHERS IN 46037 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 734D* LOTS 201-202 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 2189 BREWSTER BLVD. [[3/79 177/05 QC; 5/81 191/703 WD; 209/895; 8/89 WD 237/466 10/93 276/958 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$218 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 176,411 | 181,879 | 5,468 | | |
| 2. ASSESSED VALUE: | 280,500 | 256,500 | -24,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 280,500 | 256,500 | -24,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-134-00 PROPERTY ADDRESS: 708 EDWARDS AVE FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: VAN TUYL COTTAGE TRUST 9879 BENNINGTON DR SHARONVILLE OH 45241 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 735* SEC A-B-C-D OF LOT 203 CONGREGATIONAL SUMMER ASSEMBLY P.A. 708 EDWARDS AVENUE [[8/95 297/585 QC; DC 297/587; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$236 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 190,704 | 196,615 | | |
| 2. ASSESSED VALUE: | | 460,900 | 434,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 460,900 | 434,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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L-4400

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-135-00 PROPERTY ADDRESS: 732 EDWARDS AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KONNERT WILLIAM KONNERT CAROLYN 105 WHITE OAK CIRCLE BLACK MOUNTAIN NC 28711 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: 736* SEC E OF LOT 203 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 732 EDWARDS AVENUE | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$206 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 166,390 | 171,548 | | |
| 1. TAXABLE VALUE: | | 262,100 | 247,300 | | |
| 2. ASSESSED VALUE: | | | -14,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 262,100 | 247,300 | | |
| | | | -14,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-136-00 PROPERTY ADDRESS: 758 EDWARDS AVE FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HENLEY JAMES PAUL & MARGARET 679 S MCLEAN BLVD MEMPHIS TN 38104 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| COM AT SE COR OF LOT 203 TH ALG S LN OF SD LOT S 77° 42' 58" W 135.14 FT TH S 61° 33' 24" W 118.17 FT TO POB TH CONT ALG S LOT LN S 61° 33' 24" W 48.45 FT TH S 77° 33' 42" W 224.33 FT TH N 09° 37' 13" E 136.12 FT TH N 41° 37' 13" E 61.88 FT TH N 09° 37' 13" E 223.57 FT TH N 41° 37' 13" E 78 FT TH S 15° 39' 04" E 402.75 FT TO POB FORMERLY REFERED TO AS PARCEL F & G OF LOT 203 CONGREGATIONAL SUMMER ASSEMBLY DESCRIPTION CORRECTION FOR 2009 P.A. 758 EDWARDS AVE | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$-526 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 325,700 | 312,500 | -13,200 | | |
| 2. ASSESSED VALUE: | 325,700 | 312,500 | -13,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 325,700 | 312,500 | -13,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-100-137-00 PROPERTY ADDRESS: HOWLAND AVENUE FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HOWLAND AVE LLC PHILLIP F CATHLINA MR & MRS PO BOX 578160 CHICAGO IL 60657-7303 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: 738* LOTS 204-205-206-207 CONGREGATIONAL SUMMER ASSEMBLY. [[3/81 193/281 QC; 6/89 235/365 QC; 1/95 290/1122 QC; | | CALCULATION CHANGES | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$97 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 78,442 | 80,873 |
| 2. ASSESSED VALUE: | | 131,300 | 131,300 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 131,300 | 131,300 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-138-00 PROPERTY ADDRESS: 2208 HOWLAND AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FINLEY FAMILY LTD PTN 4478 SW HWY J TRIMBLE MO 64492 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 738A* LOTS 208-209-210 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 2208 HOWLAND AVENUE [I 7/81 188/153 WD; 5/83 QC 196/554; 5/83 QC 196/555; 8/83 198/343 QC; 5/93 271/217 QT; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$236 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 191,184 | 197,110 | 5,926 | | |
| 2. ASSESSED VALUE: | 436,000 | 392,300 | -43,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 436,000 | 392,300 | -43,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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L-4400

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-139-00 PROPERTY ADDRESS: 2211 HOWLAND AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BUNTAIN FAMILY LLC LESLIE BUNTAIN-RITTER 434 PROVIDENT AVE WINNETKA IL 60093 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| LOTS 211 212 216 ALSO W 1/2 OF LOT 213 CONGREGATIONAL SUMMER ASSEMBLY P.A. 211 HOWLAND AVENUE PART SPLIT TO 100-139-0A FOR 1999 PART SPLIT TO 100-139-0B FOR 2000 SPLIT TO 100-139-0C 0D FOR 2001 SPLIT TO 100-139-0E FOR 2001 PER ASSESSOR SEE 100-139-0A 0B 0D FOR REM INT 100-139-0A THRU 0E COMB HERE FOR 2008 PER ASSESSOR | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$245 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 197,823 | 203,955 | | |
| 2. ASSESSED VALUE: | | 305,200 | 295,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 305,200 | 295,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-140-00 PROPERTY ADDRESS: 2203 HOWLAND AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ALLBRIGHT CAROL A & FRANCES E 358 BEYERS LAKE ESTATES PANA IL 62557 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| 738C* E 1/2 OF LOT 213 & ALL OF LOTS 214-215 & 237 CONGREGATIONAL SUMMER ASSEMBLY P.A. 2203 HOWLAND AVENUE [[10/79 179/956 957 WD; 2/90 241/408-409 WD'S; 12/92 269/ 176 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$221 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 156,115 | 161,654 | | |
| 2. ASSESSED VALUE: | | 382,400 | 359,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 382,400 | 359,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | Land Improvement Added | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-141-00 PROPERTY ADDRESS: 2199 HOWLAND AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: RITTER JAY K & LESLIE A BUNTAIN 434 PROVIDENT WINNETKA IL 60093 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 739* LOTS 217-218 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 2199 HOWLAND AVENUE [[10/73 147/796 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$112 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 90,573 | 93,380 | 2,807 | | |
| 2. ASSESSED VALUE: | 188,600 | 176,500 | -12,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 188,600 | 176,500 | -12,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-142-00 PROPERTY ADDRESS: HOWLAND AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WYNNE DAVID D TRUST (1/2) & WYNNE JANET F TRUST (1/2) 2171 HOWLAND AVE PO BOX 391 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 740* LOTS 219-220 CONGREGATIONAL SUMMER ASSEMBLY. [[214/66 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$53 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 78,354 | 80,782 | 2,428 | | |
| 2. ASSESSED VALUE: | 112,400 | 112,400 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 112,400 | 112,400 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-143-00 PROPERTY ADDRESS: 2171 HOWLAND AVE FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WYNNE DAVID D WYNNE JANET F 2171 HOWLAND AVE PO BOX 391 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 741* LOT 221 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 2171 HOWLAND AVENUE [139/102; 8/89 DC; 11/95 299/935 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$117 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 173,191 | 178,559 | 5,368 | | |
| 2. ASSESSED VALUE: | 306,800 | 265,300 | -41,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 306,800 | 265,300 | -41,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-144-00 PROPERTY ADDRESS: 2161 HOWLAND AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: REAGH RONALD & BETH 20 S PANDA LN OXFORD OH 45056 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 742* LOT 222 & 223 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 2161 HOWLAND AVENUE [[10/74 154/432 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$226 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 138,003 | 143,681 | 5,678 | | |
| 2. ASSESSED VALUE: | 219,700 | 203,800 | -15,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 219,700 | 203,800 | -15,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-145-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SPITZER LYMAN F IRT SPITZER PATRICE C 315 E FRONT ST PERRYSBURG OH 43551 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: LOTS 224-225 CONGREGATIONAL SUMMER ASSEMBLY. PT SPLIT TO 100-146-00 FOR 2007 | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | % 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 | | | | |
| 1. TAXABLE VALUE: | Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$79 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 64,165 | 66,154 | 1,989 | | |
| 2. ASSESSED VALUE: | 110,200 | 110,200 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 110,200 | 110,200 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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L-4400

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-146-00 PROPERTY ADDRESS: 650 EDWARDS AVE FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SPITZER LYMAN F IRT SPITZER PATRICE C 315 E FRONT ST PERRYSBURG OH 43551 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| LOTS 226-227-228 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 650 EDWARDS AVENUE PT 100-145-00 COMB HERE FOR 2007 PER ASSESSOR | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$276 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 223,457 | 230,384 | 6,927 | | |
| 2. ASSESSED VALUE: | 364,900 | 333,800 | -31,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 364,900 | 333,800 | -31,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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L-4400

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-147-00 PROPERTY ADDRESS: 624 EDWARDS AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KRETCHMAR ROBERT 362 BETHANY CT AVON LAKE OH 44012 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 745-1* LOT 229 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 624 EDWARDS AVENUE [[4/92 259/905; 4/94 283/257-258 QC; 7/94 286/448 TRUST; 4/94 289/1102 QC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$4170 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 192,240 | 296,800 | 104,560 | | |
| 2. ASSESSED VALUE: | 339,700 | 296,800 | -42,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 339,700 | 296,800 | -42,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-148-00 PROPERTY ADDRESS: EDWARDS AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KRETCHMAR ROBERT 362 BETHANY CT AVON LAKE OH 44012 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
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| | % Exempt As "Homeowners Principal Residence": | .00% | | | |
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| | % 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: 745-2* LOT 230 CONGREGATIONAL SUMMER ASSEMBLY. [[4/92 259/904; 4/94 283/257-258 QC; 7/94 286/448 TRUST; 4/94 289/1102 QC; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$999 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 59,448 | 84,500 | | |
| 1. TAXABLE VALUE: | | 84,500 | 84,500 | | |
| 2. ASSESSED VALUE: | | 84,500 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 84,500 | 84,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-149-00 PROPERTY ADDRESS: 608 EDWARDS AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FROST EDMUND & MOLLY FROST FAM TRST 3309 35TH ST NW WASHINGTON DC 20016 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 745-3* LOTS 231-232 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 608 EDWARDS AVENUE [[1/82 190/235 QC; 1/83 194/826 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$193 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 155,900 | 160,732 | 4,832 | | |
| 2. ASSESSED VALUE: | 244,600 | 218,800 | -25,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 244,600 | 218,800 | -25,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-150-00 PROPERTY ADDRESS: 2181 HOWLAND AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BUNTAIN LESLIE & BUNTAIN LAURIE & BUNTAIN JOANNE & BUNTAIN JONATHAN LESLIE BUNTAIN-RITTER 434 PROVIDENT AVE WINNETKA IL 60093 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| 745-4* LOTS 233-234 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 2181 HOWLAND AVENUE [[136/107&108; 8/89 DC; 6/93 272/280 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$203 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 163,998 | 169,081 | 5,083 | | |
| 2. ASSESSED VALUE: | 248,200 | 236,500 | -11,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 248,200 | 236,500 | -11,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-151-00 PROPERTY ADDRESS: WARREN AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ROSENBLATT ERIC KAREN WILLIAMS 641 MICHIGAN AVE APT#317 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 745-5* LOTS 235-236 CONGREGATIONAL SUMMER ASSEMBLY. | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$80 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 64,468 | 66,466 | 1,998 | | |
| 2. ASSESSED VALUE: | 134,500 | 134,500 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 134,500 | 134,500 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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L-4400

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-151-10 PROPERTY ADDRESS: ELIOT RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ISTNICK MARY V LVG TRUST %MICHIGAN SHORES 641 MICHIGAN AVE #204 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: 745-6* LOT 238 CONGREGATIONAL SUMMER ASSEMBLY. | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$27 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 22,020 | 22,702 | | |
| 1. TAXABLE VALUE: | | 46,100 | 46,100 | | |
| 2. ASSESSED VALUE: | | 46,100 | 46,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | 46,100 | 46,100 | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 46,100 | 46,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-152-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ROGERS TRUSTGLANKFORD C/O JOHN & GWEN ROGERS 9892 NORTHBRIDGE RD ST. LOUIS MO 63124 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: 746* LOT 239 CONGREGATIONAL SUMMER ASSEMBLY. [[11/78 174/636; 6/78 174/263; 6/91 251/476 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | % 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 | | | | |
| 1. TAXABLE VALUE: | Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$11 | | | | |
| | PRIOR YEAR VALUES | CURRENT YEAR TENTATIVE VALUES | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 2024 | 2025 | | | |
| 2. ASSESSED VALUE: | 8,569 | 8,834 | 265 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | 46,100 | 46,100 | 0 | | |
| 4. STATE EQUALIZED VALUE (SEV): | 46,100 | 46,100 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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THIS IS NOT A TAX BILL

L-4400

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-153-00 PROPERTY ADDRESS: 575 ESPLANE CT FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BRANDS WILLIAM J & HEATHER W PO BOX 85 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 747* LOTS 240-241 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 575 ESPLANE COURT [[9/86 216/129 LC; 2/91 248/726 QC; 1/93 URWD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$229 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 185,181 | 190,921 | 5,740 | | |
| 2. ASSESSED VALUE: | 295,500 | 263,700 | -31,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 295,500 | 263,700 | -31,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| | | | |
|---|---|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-100-154-00 PROPERTY ADDRESS: 2202 ELIOT AVE FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GREEN HEATHER & MICHAEL 2202 ELIOT AVE FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| LOTS 242 & 245 CONGREGATIONAL SUMMER ASSEMBLY SPLIT TO 100-154-10 FOR 1999 - LDA N/A - OWNER REQUEST P.A. 2202 ELIOT ROAD DESC CORR PER ASSESSOR FOR 2001 [[12/92 267/81 QC; 11/92 267/80 DC; BP 11/93; 12/93 279/ 953 QC; 12/93 279/954 QC; 12/93 279/955 QC; 03/98 331/518 WD 03/98 331/521 WD; 03/98 338/492 WD; 12/11 2012-00016 QC; 10/16 2016R-04899 QC; 10/16 2016R-04902 QC; 10/16 2016R-04902 QC; 02/17 2017R-01115 QC; 02/17 2017R-03287 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$-1396 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 340,900 | 305,900 |
| 2. ASSESSED VALUE: | | 340,900 | 305,900 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 340,900 | 305,900 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

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| | | | |
|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-100-154-10 PROPERTY ADDRESS: 2226 ELIOT RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: NORRIS ROBERT & JUDITH 14300 WILLOW SPRING CHESTERFIELD MO 63017 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| LOTS 243 & 244 CONGREGATIONAL SUMMER ASSEMBLY P.A. 2226 ELIOT ROAD SPLIT FROM 100-154-00 FOR 1999 - OWNER REQUEST - LDA N/A DESC CORR PER ASSESSOR FOR 2001 [[04/99 BP; 03/98 338/493 WD; 07/03 472/466 QC;2019 DESC CORR PER EQ | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$136 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 201,012 | 207,243 |
| 2. ASSESSED VALUE: | | 332,200 | 294,800 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 332,200 | 294,800 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-155-00 PROPERTY ADDRESS: 2176 ELIOT RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MAURER LIVING TRUST 2218 108TH AVE SE BELLEVUE WA 98004 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: 747B* LOTS 246-247 CONGREGATIONAL SUMMER ASSEMBLY SPLIT TO 100-155-10 FOR 1999 | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$214 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 172,941 | 178,302 | | |
| 2. ASSESSED VALUE: | | 319,200 | 283,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: | 1.000 | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 319,200 | 283,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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THIS IS NOT A TAX BILL**L-4400****Notice of Assessment, Taxable Valuation, and Property Classification**

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| | | | | | |
|---|---|--|-------------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-155-10 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BINGHAM JEFFREY BINGHAM MARGARET BINGHAM TORREY 1201 CARRIAGE LN LA LA GRANGE IL 60525 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: LOTS 248-249 C.S.A SPLIT FROM 100-155-00 FOR 1999 | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$74 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 59,453 | 61,296 | 1,843 | | |
| 2. ASSESSED VALUE: | 105,600 | 105,600 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: | 1.000 | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 105,600 | 105,600 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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L-4400

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-156-00 PROPERTY ADDRESS: 600 EDWARDS AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: NADEN GREGORY D 210 TURNBERRY CT MOUNTAIN HOME AR 72653 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 748* LOTS 250-251 CONGREGATIONAL SUMMER ASSEMBLY. [[4/75 156/759; 8/91 253/80 QC; 11/91 255/646 QC; 1/95 291 1167 WD; 5/96 BP; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$302 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 244,604 | 252,186 | 7,582 | | |
| 2. ASSESSED VALUE: | 408,500 | 371,000 | -37,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 408,500 | 371,000 | -37,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|--|
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L-4400

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-157-00 PROPERTY ADDRESS: 2186 ELIOT RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MCCAULLEY MICHAEL L & HEIDI B & KLINE PRISCILLA MICHAEL MCCAULLEY 1210 LAKE ST BENZONIA MI 49616 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 749* LOTS 252-253 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 2186 ELIOT ROAD [[8/95 296/586 QC; 8/95 297/201 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$137 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 111,039 | 114,481 | 3,442 | | |
| 2. ASSESSED VALUE: | 190,900 | 178,000 | -12,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 190,900 | 178,000 | -12,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-158-00 PROPERTY ADDRESS: 598 EDWARDS AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BURROUGHS ANN MURPHY 3 WAKEFIELD DR SAINT LOUIS MO 63124 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 750* LOT 254 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 598 EDWARDS AVENUE | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$112 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 90,995 | 93,815 | 2,820 | | |
| 2. ASSESSED VALUE: | 147,200 | 134,400 | -12,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 147,200 | 134,400 | -12,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-159-00 PROPERTY ADDRESS: 564 EDWARDS AVE (PVT) FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MURPHY EDWARD E III & VIRGINIA TST 478 SHORELINE DR DECATUR IL 62521 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 750A* LOTS 255-256 CONGREGATIONAL SUMMER ASSEMBLY. | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$15154 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 68,355 | 448,300 | 379,945 | | |
| 2. ASSESSED VALUE: | 96,100 | 448,300 | 352,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 96,100 | 448,300 | 352,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) New Construction | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-160-00 PROPERTY ADDRESS: 517 ESPLANE CT FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BOECKER JAMES F & GAYLE E & HUGHES JOAN B (TRUST) 503 CONIFER CT WENTZVILLE MO 63385 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| LOTS 257 CONGREGATIONAL SUMMER ASSEMBLY SPLIT TO 10-05-100-160-10 & 10-05-100-160-20 FOR 2009 LDA 02/08 P.A. 517 ESPLANE COURT | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$83 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 66,915 | 68,989 | 2,074 | | |
| 2. ASSESSED VALUE: | 170,600 | 161,500 | -9,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 170,600 | 161,500 | -9,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
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|--|

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-160-10 PROPERTY ADDRESS: ELIOT RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HUGHES WILLIAM F & STEPHEN R & CAHILL CAROLINE 68 FAIR OAKS DR SAINT LOUIS MO 63124 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | | .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: | | CALCULATION CHANGES | | | |
| LOT 258 & EASTERLY 1/2 OF LOT 259 CONGREGATIONAL SUMMER ASSEMBLY SPLIT FROM 10-05-100-160-00 FOR 2009 LDA 02/08 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$45 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 36,664 | 37,800 | 1,136 | | |
| 2. ASSESSED VALUE: | 88,300 | 88,300 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 88,300 | 88,300 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-160-20 PROPERTY ADDRESS: 2233 ELIOT RD | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BURGENER PAUL J & KATHLEEN A 1560 WHITE OAK RD LAKE FOREST IL 60045 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: LOT 260 & W'LY 1/2 OF LOT 259 CONGREGATIONAL SUMMER ASSEMBLY SPLIT FROM 10-05-100-160-00 FOR 2009 LDA 02/08 | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$361 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 292,350 | 301,412 | | |
| 2. ASSESSED VALUE: | | 513,900 | 443,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 513,900 | 443,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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THIS IS NOT A TAX BILL

L-4400

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| | | | |
|---|--|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-100-161-00 PROPERTY ADDRESS: 2175 ELIOT RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HOLLENBECK JOSEPH & CATHERINE 591 DAY AVE FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| LOTS 263-264-265 CONGREGATIONAL SUMMER ASSEMBLY SPLIT TO 100-161-10 FOR 2014 NO LDA P.A. 2175 ELIOT ROAD [[6/75 156/451; 2/90 243/643 QC; 8/94 286/672 QC; 07/01 396/541 QC; 5/13 2013R-02458 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$84 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 68,025 | 70,133 |
| 2. ASSESSED VALUE: | | 195,100 | 191,000 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 195,100 | 191,000 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
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L-4400

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| | | | | | |
|---|---|--|-------------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-161-10 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BURGENER PAUL JAY & KATHLEEN ANN 1560 WHITE OAKS RD LAKE FOREST IL 60045 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: LOTS 261-263 CONGREGATIONAL SUMMER ASSEMBLY SPLIT FROM 100-161-00 FOR 2014 NO LDA [[05/13 2013R-02458; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$116 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 94,070 | 96,986 | 2,916 | | |
| 2. ASSESSED VALUE: | 134,800 | 134,800 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 134,800 | 134,800 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-163-00 PROPERTY ADDRESS: 558 EDWARDS AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KENNEDY ROBERT JAMES III & MARLAINA 2018 EASTWOOD AVE JANESVILLE WI 53545 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 756* LOTS 266-267 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 558 EDWRADS AVENUE [[206/277; 4/92 259/903; 4/94 283/271-272 QC; 4/94 289/ 1109 QC; 3/95 293/9 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$2251 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 86,757 | 143,200 | 56,443 | | |
| 2. ASSESSED VALUE: | 152,400 | 143,200 | -9,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 152,400 | 143,200 | -9,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
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| ASSESSOR | PHONE # | EMAIL | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-164-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PJ CRYSTAL LAKE HOLDINGS LLC 31851 VALLEN CT FRANKLIN MI 48025 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: 757* LOTS 268-269-270 CONGREGATIONAL SUMMER ASSEMBLY. | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$132 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 106,939 | 110,254 | 3,315 | | |
| | 2. ASSESSED VALUE: | 153,400 | 153,400 | | |
| | 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | 0 | | |
| | 4. STATE EQUALIZED VALUE (SEV): | 153,400 | 153,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

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L-4400

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| | | | | | |
|---|---|--|-------------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-165-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PJ CRYSTAL LAKE HOLDINGS LLC 31851 VALLEN CT FRANKLIN MI 48025 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: 759* LOT 271 CONGREGATIONAL SUMMER ASSEMBLY. [[207/635; 8/92 263/555 WD; 8/95 296/833 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$40 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 32,571 | 33,580 | 1,009 | | |
| 2. ASSESSED VALUE: | 46,600 | 46,600 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: | 1.000 | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 46,600 | 46,600 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-166-00 PROPERTY ADDRESS: 2156 FULLER AVE FRANKFORT, 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GOLDNER STEVEN M & MARY C 12916 LA CRESTA DRIVE LOS ALTOS CA 94022 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 760* LOT 272 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 2156 FULLER AVENUE | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$85 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 69,014 | 71,153 | 2,139 | | |
| 2. ASSESSED VALUE: | 109,200 | 100,400 | -8,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 109,200 | 100,400 | -8,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
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|--|

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-167-00 PROPERTY ADDRESS: 2164 FULLER AVE FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GAFFNEY NANCY 3 OBSERVATORY HILL CINCINNATI OH 45208 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 761* LOT 273 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 2164 FULLER AVENUE | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$163 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 132,109 | 136,204 | 4,095 | | |
| 2. ASSESSED VALUE: | 220,900 | 193,700 | -27,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 220,900 | 193,700 | -27,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
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| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-168-00 PROPERTY ADDRESS: FULLER AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BRUNNER JOHN G 1726 BUTTERNUT SAINT LOUIS MO 63131 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 762* LOT 274 CONGREGATIONAL SUMMER ASSEMBLY. [[11/83 199/516; 208/106 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$24 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 19,253 | 19,849 | 596 | | |
| 2. ASSESSED VALUE: | 56,200 | 56,200 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 56,200 | 56,200 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-169-00 PROPERTY ADDRESS: 2194 FULLER AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BAGLAN KATHY & FRAZIER ROBERT 332 STRAWBRIDGE DR CHESTERFIELD MO 63017 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 763* LOTS 275-276-277 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 2194 FULLER AVENUE | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$150 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 121,716 | 125,489 | 3,773 | | |
| 2. ASSESSED VALUE: | 216,200 | 208,500 | -7,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 216,200 | 208,500 | -7,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-170-00 PROPERTY ADDRESS: 451 ESPLANADE CT FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: TAYLOR DONALD P TAYLORAMY 110 W COMANCHE TAMPA FL 33603 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 764* LOT 278 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 451 ESPLANADE COURT | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$122 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 98,967 | 102,034 | | |
| 2. ASSESSED VALUE: | | 163,700 | 149,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 163,700 | 149,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
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L-4400

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-171-00 PROPERTY ADDRESS: 461 ESPLANADE CT FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PERRY SUSAN C & SARAH CATHERINE H 562 STONEHAVEN DRIVE LEXINGTON KY 40505 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 765* LOT 279 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 461 ESPLANADE COURT | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$96 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 77,443 | 79,843 | 2,400 | | |
| 1. TAXABLE VALUE: | 77,443 | 79,843 | 2,400 | | |
| 2. ASSESSED VALUE: | 119,000 | 108,700 | -10,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 119,000 | 108,700 | -10,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-172-00 PROPERTY ADDRESS: 479 ESPLANE CT FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SUTTON BETH N TRUST 4886 LAUREL ST MUSKEGON MI 49441 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 766* LOTS 280-281 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 479 ESPLANE COURT | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$167 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 134,997 | 139,181 | 4,184 | | |
| 2. ASSESSED VALUE: | 221,300 | 203,300 | -18,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 221,300 | 203,300 | -18,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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THIS IS NOT A TAX BILL

L-4400

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-173-00 PROPERTY ADDRESS: 2213 FULLER AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LUKENS TREETOPS LLC MARIE HALL SMITH 107 GATEWOOD CT SAN ANTONIO TX 78209 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 767* LOTS 282-283-284 CONGREGATIONAL SUMMER ASSEMBLY. SPLIT TO 100-173-10 FOR 2000 P.A. 2213 FULLER AVENUE | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$198 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 160,011 | 164,971 | 4,960 | | |
| 2. ASSESSED VALUE: | 250,200 | 238,600 | -11,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 250,200 | 238,600 | -11,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-174-00 PROPERTY ADDRESS: 2201 FULLER AVE FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BAGLAN NANCY CAROL TRUST 7540 CORNELL AVE ST. LOUIS MO 63130 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 768* LOT 285 & N 1/2 OF LOT 286 CONG SUMMER ASSEMBLY P.A. 2201 FULELR AVENUE [[8/76 162/858; 215/477; 12/88 233/647 QC; 9/88 234/777 QC; 7/89 WD 235/805; 12/90 248/165 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$126 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 101,613 | 104,763 | 3,150 | | |
| 2. ASSESSED VALUE: | 185,300 | 169,000 | -16,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 185,300 | 169,000 | -16,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|--|

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-175-00 PROPERTY ADDRESS: 2185 FULLER AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: NOYCE ROBERT H & DONALD B 364 HEATHER CT EAU CLAIRE WI 54701 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 769* S 1/2 OF LOT 286 ALSO LOTS 287-288 CONG.SUMMER ASSEMBLY P.A. 2185 FULLER AVENUE | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$80 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 64,498 | 66,497 | 1,999 | | |
| 2. ASSESSED VALUE: | 167,200 | 162,900 | -4,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 167,200 | 162,900 | -4,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-176-00 PROPERTY ADDRESS: 2181 FULLER AVE FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FREEBURG RUSSELL W & SALLY W TRUST 852 TORCHWOOD DR DELAND FL 32724 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| LOT 292 CSA SPLIT TO 100-176-10 & 20 FOR 1997 SPLIT TO 100-176-30 FOR 1998 P.A. 2155 & 2181 FULLER AVE | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$10 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 8,102 | 251 | | |
| 2. ASSESSED VALUE: | | 59,000 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 59,000 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | | PHONE # | | | |
| JILL BROWN | | (231) 881-4000 | | | |
| | | EMAIL | | | |
| | | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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THIS IS NOT A TAX BILL

L-4400

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-176-10 PROPERTY ADDRESS: 2155 FULLER AVE FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FREEBURG RUSSELL 852 TORCHWOOD DR DELAND FL 32724 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| LOT 292 CSA SPLIT TO 100-176-10 & 20 FOR 1997 SPLIT TO 100-176-30 FOR 1998 P.A. 2155 & 2181 FULLER AVE | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$121 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 97,710 | 100,739 | 3,029 | | |
| 2. ASSESSED VALUE: | 196,600 | 184,000 | -12,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 196,600 | 184,000 | -12,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
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L-4400

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| | | | |
|---|---|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-100-176-20 PROPERTY ADDRESS: FULLER AVE FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FREEBURG HOLLIS B LIVING TRUST 677 E WATERMELON LN QUEEN CREEK AZ 85140 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| LOT 291 CSA SEC 9 T26N R16W SPLIT FROM 100-176-00 FOR 1997 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$40 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| 1. TAXABLE VALUE: | | 32,272 | 33,272 |
| 2. ASSESSED VALUE: | | 56,200 | 56,200 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 56,200 | 56,200 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-176-30 PROPERTY ADDRESS: ALDEN AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FREEBURG HOLLIS B LIVING TRUST 677 E WATERMELON LN QUEEN CREEK AZ 85140 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
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| | % Exempt As "MBT Industrial Personal": | | .00% | | |
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| | 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: | | CALCULATION CHANGES | | | |
| LOT 293 CSA SEC 9 T26N R16W SPLIT FROM 100-176-00 FOR 1998 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$46 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 37,425 | 38,585 | 1,160 | | |
| 2. ASSESSED VALUE: | 59,000 | 59,000 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 59,000 | 59,000 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
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| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-177-00 PROPERTY ADDRESS: 454 ALDEN AVE FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HBC CORPORATION CHADWICK H BEATTY 810 BLACKSHIRE RD WILMINGTON DE 19805 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 781* E 1/2 OF LOT 295 & ALL OF LOT 296 CONG SUMMER ASSEMBLY P.A. 454 ALDEN AVENUE [[9/76 163/538; 10/91 286/479 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$123 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 99,879 | 102,975 | 3,096 | | |
| 2. ASSESSED VALUE: | 167,100 | 152,000 | -15,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 167,100 | 152,000 | -15,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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THIS IS NOT A TAX BILL

L-4400

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-177-10 PROPERTY ADDRESS: 484 ALDEN AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SCHMID WALTER F & MARILYN TRUSTS 3000 EARLS COURT APT 1210 WILLIAMSBURG VA 23185 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | | .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: | | CALCULATION CHANGES | | | |
| 781A* LOT 294 & W 1/2 OF LOT 295 CONG SUMMER ASSEMBLY P.A. 484 ALDEN AVENUE [7/72 147/424 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$100 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 80,964 | 83,473 | 2,509 | | |
| 2. ASSESSED VALUE: | 178,700 | 162,800 | -15,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 178,700 | 162,800 | -15,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-178-00 PROPERTY ADDRESS: 2154 FORTUNE AVE FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BAKER 1944 LLC 5018 W SEMINARY AVE RICHMOND VA 23227 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 782* LOT 297 CONGREGATIONAL SUMMER ASSEMBLY P.A. 2154 FORTUNE AVENUE [[2/86 211/651 QC | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$73 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 58,650 | 60,468 | 1,818 | | |
| 2. ASSESSED VALUE: | 98,400 | 91,700 | -6,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 98,400 | 91,700 | -6,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-179-00 PROPERTY ADDRESS: 2174 FORTUNE AVE FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: COOPER JANE W BAITY JENNIFER E; STEARNS SUSAN 2222 PINEGROVE CT ANN ARBOR MI 48103 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| 783* LOTS 298-299 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 2174 FORTUNE AVENUE [I 7/78 174/142; 8/90 245/393 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$96 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 77,929 | 80,344 | 2,415 | | |
| 2. ASSESSED VALUE: | 218,700 | 201,200 | -17,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 218,700 | 201,200 | -17,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-180-00 PROPERTY ADDRESS: 2194 FORTUNE AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SWANSON MICHELE S LVNG TRUST 1601 BROADWAY ST ANN ARBOR MI 48105 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 784* LOTS 300-301-302-303 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 2194 FORTUNE AVENUE [I 214/128; 12/87 WD 224/270; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$315 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 254,520 | 262,410 | 7,890 | | |
| 2. ASSESSED VALUE: | 396,200 | 368,400 | -27,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 396,200 | 368,400 | -27,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-182-00 PROPERTY ADDRESS: 435 ESPLANADE CT FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: COX KENNETH & CYNTHIA 449 FAIRWAY ISLES DR VENICE FL 34285 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 785* N 1/3 OF LOT 304 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 435 ESPLANADE COURT [[214/191 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$77 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 62,523 | 64,461 | 1,938 | | |
| 2. ASSESSED VALUE: | 98,400 | 91,700 | -6,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 98,400 | 91,700 | -6,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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L-4400

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-183-00 PROPERTY ADDRESS: 437 ESPLANE CT FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: COX KENNETH H & CYNTHIA D 449 FAIRWAY ISLES DR VENICE FL 34285 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 786* MIDDLE 1/3 OF LOT 304 CONGREGATIONAL SUMMER ASSEMBLY P.A. 437 ESPLANE COURT [[11/77 168/114 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$95 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 76,874 | 79,257 | 2,383 | | |
| 2. ASSESSED VALUE: | 189,600 | 167,700 | -21,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 189,600 | 167,700 | -21,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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| | | | |
|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-100-184-00 PROPERTY ADDRESS: 428 LION LN FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: OHLINGER BIRCHARD H RLT 817 1/2 TERRY LN KEY WEST FL 33040 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: 787* S 1/3 OF LOT 304 & LOT 305 CONG SUMMER ASSEMBLY P.A. 428 LION LANE [I 12/83 199/931 WD; 1/93 268/561 QC; | | CALCULATION CHANGES | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$910 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 100,288 | 123,100 |
| 2. ASSESSED VALUE: | | 231,900 | 221,600 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 231,900 | 221,600 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-185-00 PROPERTY ADDRESS: 418 LION LN FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SHELDON GARRETT W 5923 STONE CREEK RD BIG STONE GAP VA 24219 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 788* LOTS 306 & W 1/2 OF LOT 318 CONGREGATIONAL SUMMER ASSEMBLY P.A. 418 LION LANE SPLIT TO 100-185-10 FOR 2000 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$89 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 71,863 | 74,090 | 2,227 | | |
| 2. ASSESSED VALUE: | 113,500 | 108,600 | -4,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 113,500 | 108,600 | -4,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-185-10 PROPERTY ADDRESS: LION LN FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WOLFSON DEBORAH 3753 CAMEO DR OCEANSIDE CA 92056 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| LOTS 307 & 308 CSA SEC9 T26N R16W SPLIT FROM 100-185-00 FOR 2000 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$65 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 52,926 | 54,566 | 1,640 | | |
| 2. ASSESSED VALUE: | 112,500 | 112,500 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 112,500 | 112,500 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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L-4400

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| | | | | | |
|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-186-00 PROPERTY ADDRESS: 391 ESPLANADE CT FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WOLSZON ELIZABETH 364 HENGAN PLACE THE VILLAGES FL 32162-8739 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 789* LOT 309 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 391 ESPLANADE COURT [[3/89 WD 233/56; 3/94 285/392 QC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$126 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 101,700 | 104,852 | 3,152 | | |
| 2. ASSESSED VALUE: | 163,700 | 153,600 | -10,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 163,700 | 153,600 | -10,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|--|
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|---|--|--|--|-------------------------------------|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | | PARCEL IDENTIFICATION | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WOLSZON CECILE TRUST 364 HENGAN PLACE THE VILLAGES FL 32162-8739 | | PARCEL NUMBER: 05-100-187-00 | | |
| | | PROPERTY ADDRESS: 2240 PILGRIM HWY FRANKFORT, MI 49635 | | |
| | | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| | | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | |
| 790* LOT 310 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 2240 PILGRIM HIGHWAY [[7/76 URWD; 6/76 161/68; 11/76 162/550; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | | *Applies to all property taxable values in the State of Michigan | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax billl by approximatelv: | | |
| | | \$114 | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 92,511 | 95,378 | 2,867 |
| 2. ASSESSED VALUE: | | 172,900 | 159,300 | -13,600 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 172,900 | 159,300 | -13,600 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | |
| ASSESSOR | | PHONE # | | EMAIL |
| JILL BROWN | | (231) 881-4000 | | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | |

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-188-00 PROPERTY ADDRESS: 386 LION LN FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WILSON MATTHEW D & DANIEL L & WILSON EDWARD D PO BOX 29 SOMONAUK IL 60552 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | | .00% | | |
| | % Exempt As "Qualified Agricultural Property": | | .00% | | |
| | % Exempt As "MBT Industrial Personal": | | .00% | | |
| LEGAL DESCRIPTION: LOT 311 CONGREGATIONAL SUMMER ASSEMBLY. 100-188-0A COMB HERE FOR 2011 PER ASSESSOR P.A. 386 LION LANE [8/79 179/751; 2/80 181/516 | % 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 | | |
| CALCULATION CHANGES | | | | | |
| 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | | |
| *Applies to all property taxable values in the State of Michigan | | | | | |
| Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$84 | | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 67,990 | 70,097 | 2,107 | | |
| 2. ASSESSED VALUE: | 128,900 | 118,600 | -10,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 128,900 | 118,600 | -10,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-189-00 PROPERTY ADDRESS: 380 LION LN FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: VANDYKE FAMILY COTTAGE TRUST 6756 TRAVERSE AVENUE BENZONIA MI 49616-9640 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 792* LOT 312 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 380 LION LANE | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$75 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 60,719 | 62,601 | | |
| 2. ASSESSED VALUE: | | 165,300 | 154,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 165,300 | 154,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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L-4400

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-190-00 PROPERTY ADDRESS: 374 LION LN FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SOULE STUART TRUST PO BOX 745 FRANKFORT MI 49635- | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 793* LOTS 313-314 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 374 LION LANE [[10/82 193/474 QC; 12/90 249/495 WD; 10/93 282/684 QC; 3/94 283/596 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$77 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 113,603 | 117,124 | 3,521 | | |
| 2. ASSESSED VALUE: | 270,200 | 251,900 | -18,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 270,200 | 251,900 | -18,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-191-00 PROPERTY ADDRESS: 398 LION LN FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WHELPTON JOHN F TRUST 6500 FAIRFIELD RD OXFORD OH 45056 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 794* LOTS 315-316 CONGREGATIONAL SUMMER ASSEMBLY. DESC CORR FOR 2003 BOTH INT. COMB P.A. 398 LION LN | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$97 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 78,816 | 81,259 | 2,443 | | |
| 2. ASSESSED VALUE: | 154,900 | 145,800 | -9,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 154,900 | 145,800 | -9,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
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| ASSESSOR | PHONE # | EMAIL | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-192-00 PROPERTY ADDRESS: 406 LION LN FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: JOHNSON THOMAS F TRUST JOHNSON CAROLYN TRUST 5107 SOUTHAMPTON DR ANNANDALE VA 22003 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 795* LOT 317 & E 1/2 OF LOT 318 CONG SUMMER ASSEMBLY P.A. 406 LION LANE [[9/90 246/241 TRST DEED; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$102 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 82,512 | 85,069 | | |
| 2. ASSESSED VALUE: | | 179,200 | 162,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 179,200 | 162,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-193-00 PROPERTY ADDRESS: 430 LION LN FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: COOPER ROBERT L & BARBARA K 164 W 3RD STREET CORNING NY 14830 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 796* LOT 319 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 430 LION LANE [[8/78 174/175 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$42 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 33,924 | 34,975 | 1,051 | | |
| 2. ASSESSED VALUE: | 84,100 | 79,000 | -5,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 84,100 | 79,000 | -5,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-194-00 PROPERTY ADDRESS: FORTUNE AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: OHLINGER BIRCHARD H RLT 817 1/2 TERRY LN KEY WEST FL 33040 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 797* LOT 320 CONGREGATIONAL SUMMER ASSEMBLY. [[12/83 199/931 WD; 1/93 268/561 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$1163 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 17,443 | 46,600 | 29,157 | | |
| 2. ASSESSED VALUE: | 46,600 | 46,600 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 46,600 | 46,600 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-195-00 PROPERTY ADDRESS: 2165 FORTUNE AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ROYLE JAMES G & TAMARA L 641 MICHIGAN AVE APT 110 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | | .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: | | CALCULATION CHANGES | | | |
| 798* LOT 321 & N 1/2 OF LOT 322 & N 35 FT OF LOT 324 CONGREGATIONAL SUMMER ASSEMBLY P.A. 2165 FORTUNE AVENUE [I 4/92 259/165 WD; BP 7/93; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$105 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 84,959 | 87,592 | 2,633 | | |
| 2. ASSESSED VALUE: | 148,200 | 136,000 | -12,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 148,200 | 136,000 | -12,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-196-00 PROPERTY ADDRESS: 2137 FORTUNE AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DALY JENNIFER 291 VERMILLION DR LITTLE RIVER SC 29566 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 799* S 1/2 OF LOT 322 & LOT 323 CONG SUMMER ASSEMBLY P.A. 2137 FORTUNE AVENUE | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$108 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 87,501 | 90,213 | 2,712 | | |
| 2. ASSESSED VALUE: | 201,300 | 186,900 | -14,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 201,300 | 186,900 | -14,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-197-00 PROPERTY ADDRESS: 414 ALDEN AVE FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MARMADUKE RONALD K TRUST MARMADUKE ARTHA C LAURIE STEWART 2230 AUGUSTA DR CENTER VALLEY PA 18034 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 800* LOT 324 EXC N 35 FT CONGREGATIONAL SUMMER ASSEMBLY. P.A. 414 ALDEN AVENUE [[11/77 167/81 LC; 1/83 WD 194/932; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$59 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 48,035 | 49,524 | 1,489 | | |
| 1. TAXABLE VALUE: | 48,035 | 49,524 | 1,489 | | |
| 2. ASSESSED VALUE: | 123,500 | 114,300 | -9,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 123,500 | 114,300 | -9,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-198-00 PROPERTY ADDRESS: 407 LION LN FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FOX SUSAN HILL MURMANN STEVEN K 4580 CR 229 FULTON MO 65251 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: 801* LOT 325 EXC E'LY STRIP WITH 22 1/2 FT FRONTAGE OF LION LANE & 17 1/2 FT ON S LN CONGREGATIONAL SUMMER ASSEMBLY P.A. 407 LION LANE [[8/86 215/85; 2/88 IPR 225/307; 7/88 QC 228491-492; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$52 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 42,106 | 43,411 | 1,305 | | |
| 1. TAXABLE VALUE: | 42,106 | 43,411 | 1,305 | | |
| 2. ASSESSED VALUE: | 104,700 | 98,500 | -6,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 104,700 | 98,500 | -6,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-199-00 PROPERTY ADDRESS: 399 LION LN LUPTON, MI 48635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FROST EDMUND & MOLLY FROST FAM TRST 3309 35TH ST NW WASHINGTON DC 20016 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 802* E'LY PT OF LOT 325 & W'LY PT OF LOT 326 WITH FRONTAGE ON LION LANE OF 22 1/2 FT IN LOT 325 & 37 1/2 FT IN LOT 326 & ON S LN OF 17 1/2 FT IN LOT 325 & 34 FT IN LOT 326 CON- GREGATIONAL SUMMER ASSEMBLY P.A. 399 LION LANE [[12/79 180/851 WD; 12/88 WD 231/889-895; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$53 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 42,943 | 44,274 | | |
| 2. ASSESSED VALUE: | | 100,700 | 93,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 100,700 | 93,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-200-00 PROPERTY ADDRESS: 389 LION LN FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SPITZER ADELBERT L III & DIANE YOUNG 306 MARLBOROUGH ST BOSTON MA 02116 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 803* BEG ON N'LY LN OF LOT 326 60 FT W'LY OF NE COR TH 60 FT TO NE COR S'LY ALG E LN 100 FT TO SE COR W'LY ON S'LY LN 56 FT N'LY 100 FT TO POB CONGREGATIONAL SUMMER ASSEMBLY P.A. 389 LION LANE [I 8/75 158/774; 6/95 295/768 LC; 295/775 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$885 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 71,934 | 94,131 | 22,197 | | |
| 2. ASSESSED VALUE: | 125,800 | 114,100 | -11,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 125,800 | 114,100 | -11,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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THIS IS NOT A TAX BILL**L-4400****Notice of Assessment, Taxable Valuation, and Property Classification**

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-100-201-00 PROPERTY ADDRESS: 394 ALDEN AVE FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CUNLIFF ALBERT E HAULMAN APRIL L 3433 BAIRD DR EDMOND OK 73013 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 804* LOTS 327-328 CONGREGATIONAL SUMMER ASSEMBLY. P.A. 394 ALDEN AVENUE [[9/80 183/828 QC; 9/89 23829 WD; 9/92 263/998 LTR OF CHNG | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$123 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 99,164 | 102,238 | 3,074 | | |
| 2. ASSESSED VALUE: | 249,100 | 235,900 | -13,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 249,100 | 235,900 | -13,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|--|---------------------------------------|----------------------------------|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-100-202-00 PROPERTY ADDRESS: 391 WINSLOW WAY FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CONGREGATIONAL SUMASSY OFFICE MANAGER 2128 PILGRIM HWY FRANKFORT MI 49635-9247 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: | CALCULATION CHANGES | | |
| 805* LOT 1 EXC 15 FT SE COR ALSO LOTS 59-60 LOTS 107 TO 112 INCL & S 15 FT OF LOT 174 ALSO LOTS 329 TO 334 INCL CONGREGATIONAL SUMMER ASSEMBLY DSCR P CRRCTN 1991 P.A. 2128 & 2137 PILGRIM HIGHWAY P.A. 391 WINSLOW WAY | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$127 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 103,045 | 106,239 | 3,194 |
| 2. ASSESSED VALUE: | 1,552,100 | 1,506,500 | -45,600 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 1,552,100 | 1,506,500 | -45,600 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | PHONE # | EMAIL | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | |
| HOW TO FILE AN APPEAL | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| | | | | | |
|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-105-001-00 PROPERTY ADDRESS: 2498 CASS AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ROSENTHAL PROPERTIES LLC MI 443 S WAIOLA LA GRANGE IL 60525 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 805-1* LOTS 1-2-3 FOREST TRAIL SEC 9 T26N R16W P.A. 2498 CASS AVENUE [[7/75 155/414; 12/93 279/726 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$224 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 181,081 | 186,694 | 5,613 | | |
| 1. TAXABLE VALUE: | 270,500 | 282,400 | 11,900 | | |
| 2. ASSESSED VALUE: | | | | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 270,500 | 282,400 | 11,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-105-002-10 PROPERTY ADDRESS: 679 MARQUETTE CT FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: RAUSCHERT MARK C PO BOX 95 BUSHNELL IL 61422 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 805-6* LOTS 6-7 FOREST TRAIL EASEMENT P.A. 679 MARQUETTE COURT [[7/72 URLC; 7/78 174/369; 11/82 MLC 193/823; 6/83 QC 196/885; 11/82 WC 223/776; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$183 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 147,740 | 152,319 | | |
| 1. TAXABLE VALUE: | | 365,700 | 364,100 | | |
| 2. ASSESSED VALUE: | | | -1,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 365,700 | 364,100 | | |
| | | | -1,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-105-002-20 PROPERTY ADDRESS: 697 MARQUETTE CT FRANKFORT, 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HENDRY LORRAINE P TRUST DERRICK ELLIS 3343 MICHELLES WHISPER BATAVIA OH 45245 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: 805-5* LOTS 4 & 5 FOREST TRAIL P.A. 697 MARQUETTE COURT [[11/75 159/75; 105-002-00 COMB HERE FOR 2000 PER ASSESSOR | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$124 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 100,617 | 103,736 | | |
| 1. TAXABLE VALUE: | | 268,500 | 267,800 | | |
| 2. ASSESSED VALUE: | | | -700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 268,500 | 267,800 | | |
| | | | -700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-110-001-00 PROPERTY ADDRESS: BELLOWS AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ROSA BRENT D & JENNIFER M 13300 GERMANY RD FENTON MI 48430 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 806* LOT 1 EXC W 35 FT THEREOF 1ST ADD FRANKFORT BLK Q PT COMB W/10-05-110-002-00 FOR 1994 [[10/75 157/240; 3/90 241/769 WD; 10/93 277/138 WD; 10/93 277/138 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$31 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 24,711 | 25,477 | | |
| 2. ASSESSED VALUE: | | 42,500 | 43,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 42,500 | 43,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-110-002-00 PROPERTY ADDRESS: 777 PILGRIM HWY FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CARRELLA EDWARD F & MEGAN L 777 PILGRIM HWY FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 807* LOT 2 & W 35 FT OF LOT 1 1ST ADD FRANKFORT BLK Q PT 10-05-110-001-00 COMB HERE FOR 1994 P.A. 777 PILGRIM HWY [10/75 URLC; 4/92 259/229 WD; BP 5/92; BP 10/93; 10/93 277/138 WD; 10/93 277/138 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$71 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 104,394 | 107,630 | 3,236 | | |
| 2. ASSESSED VALUE: | 161,600 | 161,100 | -500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 161,600 | 161,100 | -500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-110-003-00 PROPERTY ADDRESS: 881 PILGRIM HWY FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ZATKOVIC CHERYL K 881 PILGRIM HWY FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 808* LOTS 3-6 1ST ADD FRANKFORT BLK Q P.A. 881 PILGRIM HIGHWAY [[202/240; BP 4/92; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$74 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 108,376 | 111,735 | 3,359 | | |
| 2. ASSESSED VALUE: | 253,100 | 257,500 | 4,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 253,100 | 257,500 | 4,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-110-004-00 PROPERTY ADDRESS: 870 BELLOWS AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KING KATERI BERNADETTE & STEDRONSKY KELLY N 870 BELLOWS AVE FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 809* E 1/2 OF LOT 4 EXC W 170 FT THEREOF AND S 130 FT OF LOT 5 EXC W 170 FT THEREOF BLK Q 1 ST ADD TO FRANKFORT 2.26 A M/L P.A. 870 BELLOWS AVENUE [I 3/81 185/993 QC; 9/81 189/859 QC; 12/81 QC 190/446; 11/82 193/762 QC; 2/83 195/175 QC; 4/83 WD 196/19; 8/89 WD 237/601; 3/93 271/847 QT; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$83 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 122,987 | 126,799 | 3,812 | | |
| 2. ASSESSED VALUE: | 163,900 | 165,100 | 1,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 163,900 | 165,100 | 1,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | | | |
|---|---|--|-------------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-110-005-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ZATKOVIC CHERYL K 881 PILGRIM HWY FRANKFORT MI 49635 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: 809-A* LOTS 4-5 & 8 EXC N 150 FT LOT 8 & EXC E 214.78 FT OF S 130 FT LOT 5 & EXC E 214.78 FT LOT 4 BLK Q 1ST ADD TO FRANKFORT SEC 22 T26N R15W SPLIT 1991 [[122/447; 5/77 167/158; 6/79 WD 178/352; 2/83 WD 195/176; 2/88 QC 225/710; 5/89 WD 234/323; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$12 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 9,970 | 10,279 | 309 | | |
| 2. ASSESSED VALUE: | 124,700 | 131,100 | 6,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 124,700 | 131,100 | 6,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| | | | |
|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-110-005-01 PROPERTY ADDRESS: 896 BELLOWS AVE FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WALTHORN JOHN H & KATHLEEN M 896 BELLOWS AVE FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| PT LOT 8 BLK Q BEG NE COR OS SD LOT S 150 FT ALG E LN OF LOT 8 W 586.81 FT N 150 FT E ALG N LN 586.50 FT TO POB BLK Q 1ST ADD TO FRANKFORT SEC 22 T26N R15W SPLIT 1991 SPLIT TO 05-110-00511 FOR 1998 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$107 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | 157,170 | 162,042 |
| 1. TAXABLE VALUE: | | 239,900 | 238,700 |
| 2. ASSESSED VALUE: | | | -1,200 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 239,900 | 238,700 |
| | | | -1,200 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | Veteran Exemption Granted | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-110-005-11 PROPERTY ADDRESS: E COX RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HUNTLEY DEREK JAMES 231 WARE ST MASON MI 48854 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: PT LOT 8 BLK Q COM NE COR OF LOT 8 W 586.5 FT TO POB S 150 FT W 83 FT N 150 FT E 83 FT TO POB BLK Q 1ST ADD TO FRANKFORT SPLIT FROM 110-005-01 FOR 1998 | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$4 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 3,307 | 3,409 | | |
| 1. TAXABLE VALUE: | | 4,900 | 4,900 | | |
| 2. ASSESSED VALUE: | | 4,900 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 4,900 | 4,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-110-006-00 PROPERTY ADDRESS: 187 E COX RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HUNTLEY DEREK JAMES 231 WARE ST MASON MI 48854 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 809B* N 150 FT OF W 100 FT OF LOT 8 1ST ADD FRANKFORT BLK Q P.A. 187 EAST COX ROAD [8/79 179/297 QC | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$43 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 34,569 | 35,640 | 1,071 | | |
| 2. ASSESSED VALUE: | 72,100 | 70,900 | -1,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 72,100 | 70,900 | -1,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

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| | | | |
|---|---|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-110-007-00 PROPERTY ADDRESS: 113 E COX RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ALLEGOET STEVEN D & LAURA S RT 7875 BIRKENSTOCK DR BRIGHTON MI 48114 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| PT OF LOT 7 BLK Q 1ST ADD FRANKFORT COM NW COR OF LOT 7 S 89° E 395.84 FT TO POB S 89° E 367.67 FT S 296.09 FT N 89° W 367.67 FT N 296.30 FT TO POB SPLIT TO 110-007-10 FOR 2004 LDA 1/04 P.A. 113 E. COX RD | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$47 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 37,852 | 39,025 |
| 2. ASSESSED VALUE: | | 72,400 | 76,700 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 72,400 | 76,700 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-110-007-10 PROPERTY ADDRESS: 113 E COX RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ALLEGOET STEVEN D & LAURA S RT 7875 BIRKENSTOCK DR BRIGHTON MI 48114 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| PT OF LOT 7 BLK Q FIRST ADD TO FRANKFORT COM NW COR OF LOT S 89° E 395.84 FT S 296.30 FT N 89° W 396.45 FT N 296.53 FT TO POB PARCEL "7A" SEC 22 T26N R16W 2.7 A M/L SRVY SPLIT FROM 110-007-00 FOR 2004 LDA 1/04 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$19 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 15,637 | 16,121 | | |
| 2. ASSESSED VALUE: | | 53,500 | 53,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 53,500 | 53,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-115-001-00 PROPERTY ADDRESS: BRIDGE ST FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WIESE RANDY L 2080 MAGNOLIA DR LAKE HAVASU CITY AZ 86403 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| 811* LOT 1 1ST ADD FRANKFORT BLK R SEC 22 T26N R16W [[3/77 166/19; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$66 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 53,499 | 55,157 | 1,658 | | |
| 2. ASSESSED VALUE: | 98,900 | 104,600 | 5,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 98,900 | 104,600 | 5,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|--|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-115-002-00 PROPERTY ADDRESS: 801 GRAVES RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MCMATH NANCY& UPTON JANET REISSE JANICE & GOLDSTEIN JOANNE F NANCY MCMATH 100 SUNSET DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | |
| 811A* LOT 2 1ST ADD FRANKFORT BLK R P.A. 801 GRAVES ROAD [[8/82 192/413; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$44 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 35,680 | 36,786 |
| 2. ASSESSED VALUE: | | 142,400 | 147,500 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 142,400 | 147,500 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

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L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-115-003-00 PROPERTY ADDRESS: 713 GRAVES RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GILBERT KATE A & CALEB T 713 GRAVES RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % 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: LOTS 3-4-7-8 1ST ADD FRANKFORT BLK R EXC A PRCL 100 FT M/L E & W BY 117.86 FT M/L N & S IN SE COR OF LOT 8 PT SPLIT TO 10-05-115-008-10 FOR 2009 LDA 06/08 | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$3488 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 227,900 | 387,264 | | |
| 2. ASSESSED VALUE: | | 227,900 | 449,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 227,900 | 449,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | New Construction, Field Inspection | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-115-004-00 PROPERTY ADDRESS: 381 GRAVES RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KJERGAARD KEITH JAY KJERGAARD NANCY RENEE 381 GRAVES RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 813* LOT 5 S OF GRAVES RD EXC E 230 FT THEREOF 1ST ADD FRANKFORT BLK R SPLIT 1993 [[6/79 177/557 QC; 5/74 190/755 WD; 12/89 240/173 PRSNL REP 1/90 241/266 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$37 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 54,287 | 55,969 | | |
| 2. ASSESSED VALUE: | | 174,400 | 180,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 174,400 | 180,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | | PHONE # | | | |
| JILL BROWN | | (231) 881-4000 | | | |
| EMAIL | | | | | |
| TOWNSHIPASSESSING@GMAIL.COM | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-115-004-01 PROPERTY ADDRESS: 479 GRAVES RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BURNS CHARLES P & ROSE ELLEN PO BOX 106 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 813-1* E 230 FT OF LOT 5 LYING S OF GRAVES RD 1ST ADD FRANKFORT BLK R SPLIT 1993 P.A. 479 GRAVES RD [[3/92 258/792 QC; 5/93 271/709 WD; BP 7/93; BP 4/94; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$44 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 64,333 | 66,327 | 1,994 | | |
| 1. TAXABLE VALUE: | 64,333 | 66,327 | 1,994 | | |
| 2. ASSESSED VALUE: | 121,700 | 119,600 | -2,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 121,700 | 119,600 | -2,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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L-4400

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-115-006-01 PROPERTY ADDRESS: 835 BELLOWS AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: POPP ANGELA L & JOHN B 835 BELLOWS FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| PT OF N 1/2 LOT 6 BLOCK R, FIRST ADD FRANKFORT DESC AS: COM AT N 1/4 COR OF SEC; TH S 01°27'41" W 656 FT TO NE COR LT 6, TH N 88°16'13" W 541.08 FT TO POB; TH S 01°23'30" W 278.82 FT; TH N 88°18'14" W 337.37 FT; TH N 01°23'30" E 86.2 FT; TH N 73°22'36" W 117.53 FT; TH N 01°23'30" E 162.08 FT TO NW COR LT 6; TH S 88°16'13" E 450.78 FT TO POB 2.62 A+/- | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| EASE SPLIT FROM 05-115-006-TBD FOR 2024 LDA 10/23 P.A. 835 BELLOWS AVENUE [[10/23 2023-03848 SRVY;SPLIT/COMBINED ON 01/24/2024 FROM 05-115-006-00; | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$208 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 67,233 | 76,717 | | |
| 1. TAXABLE VALUE: | | 129,300 | 155,000 | | |
| 2. ASSESSED VALUE: | | | 25,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 129,300 | 155,000 | | |
| | | | 25,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) Field Inspection, Land Improvement Added ASAPHALT, CONCRETE, DECKS | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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L-4400

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-115-006-02 PROPERTY ADDRESS: 831 BELLOWS AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: POPP ANGELA L & JOHN B 835 BELLOWS FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| P/O N 1/2 LOT 6 BLOCK R, FIRST ADD FRANKFORT DESC AS: COM AT N 1/4 COR OF SEC; TH S 01°27'41" W 656 FT TO NE COR LT 6 & POB; TH CONT S 01°27'41" W 311.50 FT TO SE COR OF N 1/2 LT 6; TH N 88°18'14" W 991.48 FT TO SW COR OF N 1/2 LT 6; TH N 01°23'30" E 150 FT; TH S 73°22'36" E 117.53 FT; TH S 01°23'30" W 86.72 FT; TH S 88°18'14" E 337.37 FT; TH N 01°23'30" E 278.82 FT TO N LN OF LT 6; TH S 88°16'13" E 541.08 FT TO POB SRVY 4.48 A+/- EASE SPLIT FROM 05-115-006-TBD FOR 2024 LDA 10/23 [[10/23 2023-03848 SRVY;SPLIT/COMBINED ON 01/24/2024 FROM 05-115-006-00; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$293 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 22,524 | 35,922 | 13,398 | | |
| 2. ASSESSED VALUE: | 46,000 | 59,200 | 13,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 46,000 | 59,200 | 13,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
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| ASSESSOR | PHONE # | EMAIL | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-115-007-00 PROPERTY ADDRESS: 801 BELLOWS AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KAIN SCOTT & BRENDA J 19706 OLD HOMESTEAD HARPER WOODS MI 48225 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 816* S 1/2 OF LOT 6 1ST ADD FRANKFORT BLK R. P.A. 801 BELLOWS AVENUE | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$50 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 40,839 | 42,105 | 1,266 | | |
| 2. ASSESSED VALUE: | 67,900 | 68,600 | 700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 67,900 | 68,600 | 700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-115-008-00 PROPERTY ADDRESS: GEORGE ST FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GILBERT KATE A & CALEB T 180 SUNSET DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| LOT 9 1ST ADD FRANKFORT BLK R EXC BEG AT SW COR LOT 9 TH E 211.16 FT TH N 48° 16' 12" W 106.88 FT TH N 70° 26' 09" W 133.74 FT TH S 89° 30' 43" W 144.86 FT M/L TO W LOT LN TH S TO POB PT SPLIT TO 10-05-115-008-10 FOR 2009 LDA 06/08 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$106 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 85,700 | 88,356 | | |
| 2. ASSESSED VALUE: | | 85,700 | 91,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 85,700 | 91,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|--|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-115-008-10 PROPERTY ADDRESS: GEORGE ST FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BUIWITT BRITNI 5047 W MAIN ST #116 KALAMAZOO MI 49009 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| PT OF LOT 8 & 9 FIRST ADDITION TO FRANKFORT PT OF NE 1/4 OF SEC 22 DESC AS: COMM AT NW COR OF SEC TH S 00° 07' 43" E 1318.17 FT TH N 89° 54' 48" E 2629.15 FT TH N 89° 30' 43" E 1478.31 FT TH N 39° 45' 09" E 42.91 FT TO POB TH S 89° 30' 43" W 311.16 FT TH N 00° 29' 17" W 117.68 FT TH N 89° 30' 43" E 244.86 FT TH S 70° 26' 09" E 133.74 FT TH S 48° 16' 12" E 106.88 FT TH S 89° 30' 43" W 138.49 FT TO POB SPLIT FROM 10-05-115-003-00 & 10-05-115-008-00 FOR 2009 LDA 06/08 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$67 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | 54,810 | 56,500 |
| 1. TAXABLE VALUE: | | 54,810 | 56,500 |
| 2. ASSESSED VALUE: | | 56,500 | 56,500 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 56,500 | 56,500 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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THIS IS NOT A TAX BILL

L-4400

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-115-009-00 PROPERTY ADDRESS: 806 BRIDGE ST FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WALSTON SYDNEY C & MARY R 806 BRIDGE ST FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 818* LOT 10 1ST ADD FRANKFORT BLK R P.A. 806 BRIDGE STREET [[1/93 267/761 WD; BP 3/94; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$85 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 124,909 | 128,781 | 3,872 | | |
| 2. ASSESSED VALUE: | 261,300 | 266,000 | 4,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 261,300 | 266,000 | 4,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-120-001-00 PROPERTY ADDRESS: SHOREWOOD DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: JACHIM JEFF & MARY LYNNE FAM TRST 2729 FOSTER AVE NE GRAND RAPIDS MI 49505 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| 818A-1* LOT 1 PLAT OF FRANJULO WOODS SEC 13 T26N R16W [[10/75 158/384; 8/89 WD 237/488; 6/93 272/771 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$38 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 30,784 | 31,738 | 954 | | |
| 2. ASSESSED VALUE: | 78,700 | 78,700 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 78,700 | 78,700 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|--|-------------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-120-002-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MILITO PETER A TRUST 1133 MAPLEGROVE NW GRAND RAPIDS MI 49504 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| | % Exempt As "MBT Industrial Personal": .00% | | | | |
| LEGAL DESCRIPTION: 818A-2* LOT 2 PLAT OF FRANJULO WOODS [[10/75 159/503; 203/406 | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | % Exempt As "MBT Commercial Personal": .00% | | | | |
| 1. TAXABLE VALUE: | 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 | | | | |
| 2. ASSESSED VALUE: | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$29 | | | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 23,697 | 24,431 | 734 | | |
| 4. STATE EQUALIZED VALUE (SEV): | 79,300 | 79,300 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-120-003-00 PROPERTY ADDRESS: 1398 SHOREWOOD DR FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: JACHIM FAMILY TRUST JACHIM FLORENCE TRUSTEE 2729 FOSTER AVE NE GRAND RAPIDS MI 49505 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 818A-3* LOT 3 PLAT OF FRANJULO WOODS P.A. 1430 SHOREWOOD DRIVE [[201/872 | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$66 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 53,348 | 55,001 | | |
| 1. TAXABLE VALUE: | | 120,600 | 120,500 | | |
| 2. ASSESSED VALUE: | | | -100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 120,600 | 120,500 | | |
| | | | -100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|

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L-4400

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-120-004-00 PROPERTY ADDRESS: 1416 SHOREWOOD DR FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MILANOWSKI MICHAEL A TRUST 1147 MAPLEROW NW GRAND RAPIDS MI 49504 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 818A-4* LOT 4 PLAT OF FRANJULO WOODS P.A. 1420 SHOREWOOD DRIVE [[8/86 WD 215/230; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$68 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 55,177 | 56,887 | | |
| 1. TAXABLE VALUE: | | 138,000 | 137,800 | | |
| 2. ASSESSED VALUE: | | | -200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 138,000 | 137,800 | | |
| | | | -200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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|---|---|---------------------------------------|--|--|--|
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| | PARCEL NUMBER: 05-120-005-00 PROPERTY ADDRESS: 1420 SHOREWOOD DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FERRINI RICHARD FERRINI DAWN 1420 SHOREWOOD DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 818A-5* LOT 5 PLAT OF FRANJULO WOODS P.A. 1420 SHOREWOOD DRIVE [[7/94 285/1092 WD; 9/95 298/292 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$52 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 77,209 | 79,602 | 2,393 | | |
| 2. ASSESSED VALUE: | 127,300 | 127,200 | -100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 127,300 | 127,200 | -100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-120-006-00 PROPERTY ADDRESS: 1430 SHOREWOOD DR FRANKFORT, | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MUKANS ANTON & MARY FRANCES 5470 STAGE RD GRAND RAPIDS MI 49544 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| 16.67% INT IN LOT 6 PLAT OF FRANJULO WOODS P.A. 1430 SHOREWOOD DRIVE SPLIT TO 05-120-006-0A FOR 2013 1/6 INT SPLIT TO 05-120-006-0B FOR 2013 1/6 INT SPLIT TO 05-120-006-0C FOR 2014 1/6 INT SEE 05-120-006-0A OB & OC FOR REM INT [[03/02 418/10 QC; 04/02 420/534 WD; 04/02 420/536 QC; 07/03 473/552 QC; 08/03 479/593 QC; 04/08 2008R-02247 QC; 11/13 2013R-06072 QC; 11/13 2013R-06073 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$13 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 10,423 | 10,746 |
| 2. ASSESSED VALUE: | | 20,200 | 20,200 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 20,200 | 20,200 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-120-006-0A PROPERTY ADDRESS: 1430 SHOREWOOD DR FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KLUTING NORMAN F & BERNADINE ETAL LOTHSCHUTZ TRUST 18130 20TH AVE CONKLIN MI 49403 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 50% INT IN LOT 6 PLAT OF FRANJULO WOODS P.A. 1430 SHOREWOOD DRIVE SEE 120-006-00 FOR REMAINING INTEREST FOR 2003 SEE 120-006-00 & 0B & 0C FOR REMAIN INT 05-120-006-0C COMB HERE FOR 2015 PER ASSR REQUEST [[03/02 418/10 QC; 04/02 420/534 WD; 04/02 420/536 QC; 07/03 473/552 QC; 08/03 479/593 QC;2013R-06073; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$38 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 30,535 | 31,481 | | |
| 2. ASSESSED VALUE: | | 59,900 | 59,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 59,900 | 59,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-120-006-0B PROPERTY ADDRESS: 1430 SHOREWOOD DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MUKANS ANTON & MARY & VICTORIA & MUKANS APRIL 5470 STAGE GRAND RAPIDS MI 49544 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 33.33% INT IN LOT 6 PLAT OF FRANJULO WOODS P.A. 1430 SHOREWOOD DR SPLIT FROM 10-05-120-006-00 FOR 2009 1/6 INT SPLIT FROM 10-05-120-006-00 FOR 2013 1/6 INT SEE 120-006-00 0A & 0C FOR REMAINING INTEREST FOR 2014 [[03/02 418/10 QC; 04/02 420/534 WD; 04/02 420/536 QC; 07/03 473/552 QC; 08/03 479/593 QC; 04/08 2008R-02247 QC; 09/12 2012R-04682 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$25 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 20,230 | 20,857 | 627 | | |
| 2. ASSESSED VALUE: | 39,500 | 39,400 | -100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 39,500 | 39,400 | -100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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L-4400

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-120-007-00 PROPERTY ADDRESS: SHOREWOOD DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CRYSTALAIRE LLC 2000 BRUSH ST STE 440 DETROIT MI 48226 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 818A-7* LOT 7 PLAT OF FRANJULO WOODS [[211/823; 211/821; 211/715 | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$64 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 51,417 | 53,010 | 1,593 | | |
| 2. ASSESSED VALUE: | 178,300 | 178,300 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 178,300 | 178,300 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-125-001-00 PROPERTY ADDRESS: 1173 MARTIN DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: STAMM JOHN N 1173 MARTIN DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 818B-1* LOT 18 GATEWAY HEIGHTS SEC 26 T26N R16W SPLIT 1991/1992/1993 [[6/73 151/508; 8/78 174/392; 5/94 284/775 WD; 7/94 285/ 1004 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$64 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 93,963 | 96,875 | 2,912 | | |
| 2. ASSESSED VALUE: | 137,700 | 137,600 | -100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 137,700 | 137,600 | -100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-125-001-01 PROPERTY ADDRESS: 1378 MARTIN DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CONNER MARY ANN 1378 MARTIN DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 818B-31* LOT 31 GATEWAY HEIGHTS P.A. 1330 MARTIN DRIVE [[8/77 167/977; 6/90 243/856 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$48 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 71,510 | 73,726 | 2,216 | | |
| 2. ASSESSED VALUE: | 91,800 | 92,100 | 300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 91,800 | 92,100 | 300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|---|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-125-001-02 PROPERTY ADDRESS: 1201 FRAN AVE FRANKFORT, | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: JONES MICHAEL 1912 SCENIC HWY FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: 818B-36* LOT 36 GATEWAY HEIGHTS P.A. 1201 FRAN AVENUE [[168/225; 204/592; 213/606; 11/86 QC 227/605; 5/86 WD 228/332; 5/86 WD 228/332; | | CALCULATION CHANGES | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$81 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 65,555 | 67,587 |
| 2. ASSESSED VALUE: | | 90,900 | 91,200 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 90,900 | 91,200 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

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L-4400

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-125-001-03 PROPERTY ADDRESS: 1199 MARTIN DR FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DEYOUNG JUDY PO BOX 1162 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 818B-16* LOT 16 GATEWAY HEIGHTS P.A. 1199 MARTIN DRIVE [[5/80 182/789 WD; 206/835; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$45 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 65,665 | 67,700 | 2,035 | | |
| 2. ASSESSED VALUE: | 89,300 | 89,400 | 100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 89,300 | 89,400 | 100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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| | | | | |
|---|----------------|--|---------------------------------------|----------------------------------|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | | PARCEL IDENTIFICATION | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DAGEFORDE THOMAS A & BETTY A 1381 MARTIN DR FRANKFORT MI 49635 | | PARCEL NUMBER: 05-125-001-10 | | |
| | | PROPERTY ADDRESS: 1381 MARTIN DR FRANKFORT, MI 49635 | | |
| | | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| | | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | | % 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: 818B-01* LOT 1 GATEWAY HEIGHTS SPLIT 1992 [[2/91 248/592 MLC; 10/91 254/659 QC; 10/95 298/717 WD; | | CALCULATION CHANGES | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | | *Applies to all property taxable values in the State of Michigan | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$-3218 | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 178,800 | 178,800 | 0 | |
| 2. ASSESSED VALUE: | 178,800 | 178,800 | 0 | |
| 3. TENTATIVE EQUALIZATION FACTOR: | 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 178,800 | 178,800 | 0 | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | |
| ASSESSOR | PHONE # | EMAIL | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | |
| HOW TO FILE AN APPEAL | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-125-001-40 PROPERTY ADDRESS: 1282 MARTIN DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MASTERS KEVIN G & MASTERS KELLY 1282 MARTIN DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 818B-4 * LOT 40 GATEWAY HEIGHTS SEC 26 T26N R16W SPLIT 1991 P.A. 1282 MARTIN DRIVE [[5/90 242/758 WD; 9/91 253/554 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$1075 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 109,485 | 158,600 | 49,115 | | |
| 2. ASSESSED VALUE: | 158,700 | 158,600 | -100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 158,700 | 158,600 | -100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
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THIS IS NOT A TAX BILL

L-4400

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-125-002-00 PROPERTY ADDRESS: 1373 MARTIN DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: NEUHARDT LAWRENCE H JR & JEAN A 1373 MARTIN DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 818B-2* LOTS 2 GATEWAY HEIGHTS P.A. 1373 MARTIN DRIVE [[10/75 158/664; 9/86 WD 216/198; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$84 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 123,514 | 127,342 | 3,828 | | |
| 2. ASSESSED VALUE: | 173,300 | 173,200 | -100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 173,300 | 173,200 | -100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-125-002-10 PROPERTY ADDRESS: 1357 MARTIN DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: THOMPSON MICHAEL 1357 MARTIN DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 818B-3* LOT 3 GATEWAY HEIGHTS P.A. 1357 MARTIN DR SPLIT TO 125-002-11 FOR 2001 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$43 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 64,051 | 66,036 | 1,985 | | |
| 2. ASSESSED VALUE: | 88,700 | 88,800 | 100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 88,700 | 88,800 | 100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-125-002-11 PROPERTY ADDRESS: 1351 MARTIN DR FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: YOST MICHAEL B & SUSAN L 1351 MARTIN DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| LOT 4 EXC BEG AT SW COR LOT 4 TH NLY ALG W LN SD LT 31.08 FT TH N 72° 57' 48" E 217.49 FT TO SE COR LOT 4 TH S 64° 48' 36" W 219.10 FT TO POB GATEWAY HEIGHTS SPLIT FROM 125-002-10 FOR 2001 10-05-125-003-20 COMB HERE FOR 2014 PER OWNER REQ [[01/00 365/817 WD; 03/13 2013R-02115 QC; 11/13 2013R-05623 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$125 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 184,725 | 190,451 |
| 2. ASSESSED VALUE: | | 232,000 | 231,200 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 232,000 | 231,200 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL**L-4400****Notice of Assessment, Taxable Valuation, and Property Classification**

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-125-003-00 PROPERTY ADDRESS: 1329 MARTIN DR | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SESSOMS CHARLES E JR & JEAN M 1345 MARTIN DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| LOT 5 AND PRT OF LOT 4 DESC AS BEG AT SW COR OF LOT 4 ALG W LN NWLY 31.08 FT N 72° 21' 10" TO SE COR LOT 4 S 64° W 219.10 FT TO POB ALSO PT OF LOT 6 DESC AS BEG 46.34 FT W OF SE COR OF LOT 5 S 10° E 10.47 FT S 79° W 61.30 FT N 10° W 17.15 FT N 85° E W 66FT TO POB . GATEWAY HEIGHTS SPLIT TO 125-006-00 FOR 2003 PER ASSESSOR DESC CORR FOR 2003 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$69 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 102,061 | 105,224 | 3,163 | | |
| 2. ASSESSED VALUE: | 135,100 | 135,200 | 100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 135,100 | 135,200 | 100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-125-004-00 PROPERTY ADDRESS: 1153 MARTIN DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: URNESS JONATHAN D & LISA J 1352 LACOMA CT LOCKPORT IL 60441 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 818B-20* LOT 20 GATEWAY HEIGHTS P.A. 1153 MARTIN DRIVE [[12/74 149/779; 1/93 268/677 QC; 2/93 268/678 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$132 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 151,600 | 154,900 | 3,300 | | |
| 2. ASSESSED VALUE: | 151,600 | 154,900 | 3,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 151,600 | 154,900 | 3,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) Land Improvement Added, Improvement Demo/Removed NEW DECK | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-125-005-00 PROPERTY ADDRESS: 1160 MARTIN DR FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PASCHE MICHAEL D & STACY L 1160 MARTIN DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| LOT 25 GATEWAY HEIGHTS 125-026-00 COMB HERE FOR 1997 SPLIT TO 10-05-125-005-10 FOR 2013 (LOT 26) P.A. 1160 MARTIN DRIVE [[10/83 199/133 QC; 11/09 2009R-06104 QC; 11/09 2009R-06105 QC; 9/11 PB11-0284; 10/12 2012R-04904 CQ; 12/12 2013R-00057 WD; 11/12 2013S-00002 SRVY; 1/13 2013R-00727 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$50 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 73,981 | 76,274 | | |
| 2. ASSESSED VALUE: | | 104,700 | 105,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 104,700 | 105,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---------------------------------------|----------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-125-005-10 | | | | |
| | PROPERTY ADDRESS: , | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BERG CYNTHIA W TRUST PO BOX 72 FRANKFORT MI 49635 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: LOT 26 GATEWAY HEIGHTS SPLIT FROM 10-05-125-005-00 FOR 2013 P.A. 1222 FRAN AVE [[10/83 199/133 QC; 11/09 2009R-06104 QC; 11/09 2009R-06105 QC; 9/11 PB11-0284; 10/12 2012R-04904 CQ; 12/12 2013R-00057 WD; 11/12 2013S-00002 SRVY; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$35 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 28,258 | 29,133 | 875 | | |
| 2. ASSESSED VALUE: | 36,000 | 36,000 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 36,000 | 36,000 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-125-006-00 PROPERTY ADDRESS: 1329 MARTIN DR | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GROENWALD RICHARD A & MARJORIE P 1329 MARTIN DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| LOT 6 EXC THAT PT BEG 46.34 FT E OF NE COR LOT 6 S 10° E 10.47 FT S 79° W 61.30 FT N 10° W 17.15 FT N 85° W 61.66 FT TO POB GATEWAY HEIGHTS SPLIT FROM 125-003-00 FOR 2003 PER ASSESSOR DESC CORR FOR 2003 SRVY P.A. 1329 MARTIN DR | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$94 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 138,003 | 142,281 | 4,278 | | |
| 2. ASSESSED VALUE: | 197,900 | 197,600 | -300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 197,900 | 197,600 | -300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-125-006-01 PROPERTY ADDRESS: 1313 MARTIN DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MCNEAL ROBERT D & SUSAN E 1313 MARTIN DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 818B-7* LOT 7 GATEWAY HEIGHTS P.A. 1313 MARTIN DRIVE [[12/78 173/810; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$62 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 91,736 | 94,579 | | |
| 1. TAXABLE VALUE: | | 135,600 | 135,800 | | |
| 2. ASSESSED VALUE: | | | 200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 135,600 | 135,800 | | |
| | | | 200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-125-007-00 PROPERTY ADDRESS: 1154 MARTIN DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: 1154 MARTIN DR LLC 2263 KIKI RUN NE ROCKFORD MI 49341 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 818B-22* LOTS 22 GATEWAY HEIGHTS SPLIT 1989 [[12/74 151/440; 10/90 246/836 WD; 11/91 254/870 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$180 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 145,419 | 149,926 | 4,507 | | |
| 2. ASSESSED VALUE: | 156,500 | 156,500 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 156,500 | 156,500 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-125-007-01 PROPERTY ADDRESS: 1241 MARTIN DR FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CS DEVELOPMENT INC PO BOX 1039 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 818B-13* LOT 13 GATEWAY HEIGHTS P.A. 1241 MARTIN DRIVE [[12/78 176/91; 8/94 286/751 WD; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$137 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 110,437 | 113,860 | | |
| 1. TAXABLE VALUE: | | 163,100 | 162,800 | | |
| 2. ASSESSED VALUE: | | | -300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 163,100 | 162,800 | | |
| | | | -300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|---|---------------------------------------|----------------------------------|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-125-008-00 PROPERTY ADDRESS: MARTIN DR FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LAMERSON TROY & AUGUSTA 1305 MARTIN DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: 818B-41* LOT 41 GATEWAY HEIGHTS [[6/82 192/17 WD; 7/94 286/135 WD; 10/95 300/80 WD; | CALCULATION CHANGES | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$12 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 17,300 | 17,836 | 536 |
| 2. ASSESSED VALUE: | 21,500 | 21,500 | 0 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 21,500 | 21,500 | 0 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR JILL BROWN | PHONE # (231) 881-4000 | EMAIL TOWNSHIPASSESSING@GMAIL.COM | |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

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L-4400

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-125-008-01 PROPERTY ADDRESS: 1305 MARTIN DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LAMERSON TROY & NICOLE 1305 MARTIN DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 818B-8* LOT 8 GATEWAY HEIGHTS P.A. MARTIN DRIVE [[12/78 175/484; 6/82 269/329 WD; 3/92 269/331 WD; BP 7/93 2/95 291/778 QC; 3/95 292/1172 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$64 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 94,588 | 97,520 | 2,932 | | |
| 2. ASSESSED VALUE: | 134,700 | 134,500 | -200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 134,700 | 134,500 | -200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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| | | | | |
|---|----------------|--|---|-------------------------------------|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | | PARCEL IDENTIFICATION | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: REICHEL PAUL E REICHEL DIANA C 1293 MARTIN DR FRANKFORT MI 49635 | | PARCEL NUMBER: 05-125-009-00 | | |
| | | PROPERTY ADDRESS: 1293 MARTIN DR FRANKFORT, | | |
| | | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| | | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 Residential | |
| | | PRIOR YEAR CLASSIFICATION: | 401 Residential | |
| | | % 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: | | CALCULATION CHANGES | | |
| 818B-9* LOT 9 GATEWAY HEIGHTS P.A. 1293 MARTIN DRIVE [[11/80 184/964 MLC; 11/80 WD 184/965; URLC; 2/80 181/600; 10/88 230/192 WD; BP 7/93; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | | *Applies to all property taxable values in the State of Michigan | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax billl by approximatelv: | | |
| | | \$45 | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 66,372 | 68,429 | 2,057 |
| 2. ASSESSED VALUE: | | 136,000 | 136,000 | 0 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 136,000 | 136,000 | 0 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | |
| ASSESSOR | PHONE # | EMAIL | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | |
| HOW TO FILE AN APPEAL | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-125-010-00 PROPERTY ADDRESS: 1281 MARTIN DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: COMER JASON & CELINA 1281 MARTIN DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 818B-10* LOTS 10 & 11 GATEWAY HEIGHTS 10-05-125-011-00 COMB HERE 1984 P.A. 1281 MARTIN DRIVE [[8/78 174/608; 7/80 WD 183/110; 6/81 MLC 187/390; 10/81 WD 189/237; BP 9/93 COMBINED WITH 05-001-451-04 FOR ASSESSMENT PURPOSES ONLY. | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$106 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 155,696 | 160,522 | 4,826 | | |
| 2. ASSESSED VALUE: | 242,500 | 242,500 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 242,500 | 242,500 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-125-012-00 PROPERTY ADDRESS: 1265 MARTIN DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HUTCHINSON JOEL & TARA 1265 MARTIN DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 818B-12* LOT 12 GATEWAY HEIGHTS SPLIT 1993 [8/81 188/422 LC; 10/83 WD 199/511; 6/92 261/317 WD; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$75 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 109,958 | 113,366 | | |
| 2. ASSESSED VALUE: | | 157,600 | 157,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 157,600 | 157,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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L-4400

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| | | | |
|---|---|--|-------------------------------------|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-125-014-00 PROPERTY ADDRESS: 1221 MARTIN DR FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: TARTER CHERYL A 1221 MARTIN DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: 818B-14* LOT 14 GATEWAY HEIGHTS P.A. 1221 MARTIN DRIVE [I 6/79 177/577 MLC; 2/80 181/601 WD; 12/83 200/74 QC; 1/86 QC 211/211; 7/88 WD 228/801; | CALCULATION CHANGES | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$57 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 84,255 | 86,866 | 2,611 |
| 2. ASSESSED VALUE: | 100,200 | 100,200 | 0 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 100,200 | 100,200 | 0 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR JILL BROWN | PHONE # (231) 881-4000 | EMAIL TOWNSHIPASSESSING@GMAIL.COM | |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
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L-4400

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-125-015-00 PROPERTY ADDRESS: 1211 MARTIN DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PATTERSON PAUL C & DOROTHY L 1211 MARTIN DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 818B-15* LOT 15 GATEWAY HEIGHTS [[179/414; 209/317; 10/93 279/459 WD; 6/94 285/515 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$78 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 115,595 | 119,178 | 3,583 | | |
| 2. ASSESSED VALUE: | 142,100 | 141,900 | -200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 142,100 | 141,900 | -200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) Veteran Exemption Granted | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-125-017-00 PROPERTY ADDRESS: MARTIN DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DEYOUNG JUDY PO BOX 1162 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 818B-17* LOT 17 & 39 GATEWAY HEIGHTS SEC 26 T26N R16W SPLIT 1993 P.A. 1274 MARTIN DRIVE [[6/92 261/318 WD; BP 5/95; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$7 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 10,328 | 10,648 | 320 | | |
| 2. ASSESSED VALUE: | 15,700 | 15,700 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 15,700 | 15,700 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-125-019-00 PROPERTY ADDRESS: 1157 MARTIN DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MCCLURE MARY JANE 1157 MARTIN DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 818B-19* LOT 19 GATEWAY HEIGHTS P.A. 1157 MARTIN DRIVE [[7/81 187/902 WD; 6/89 235/330 QC; 2/92 257/554 MLC; 5/92 BP; 6/92 261/355 WD; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$60 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 88,505 | 91,248 | | |
| 1. TAXABLE VALUE: | | 128,400 | 128,300 | | |
| 2. ASSESSED VALUE: | | | -100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 128,400 | 128,300 | | |
| | | | -100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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L-4400

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| | | | | | |
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| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-125-021-00 PROPERTY ADDRESS: 1152 MARTIN DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SIMO DONNA A & JOSEPH R 1152 MARTIN DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 818B-21* LOT 21 GATEWAY HEIGHTS P.A. 1152 MARTIN DRIVE [[10/76 163/943; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$66 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 97,818 | 100,850 | 3,032 | | |
| 2. ASSESSED VALUE: | 132,800 | 133,100 | 300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 132,800 | 133,100 | 300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-125-024-00 PROPERTY ADDRESS: 1158 MARTIN DR FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SCOTT JOSEPH R & LYNN PO BOX 827 FRANKFORT MI 49635-0827 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: 818B-24* LOTS 23 + 24 GATEWAY HEIGHTS 10-05-125-023-00 COMB HERE FOR 2001 PER OWNER REQUEST | | CALCULATION CHANGES | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$155 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | 125,748 | 129,646 |
| 1. TAXABLE VALUE: | | 177,200 | 177,200 |
| 2. ASSESSED VALUE: | | | 0 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 177,200 | 177,200 |
| | | | 0 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-125-027-00 PROPERTY ADDRESS: 1264 FRAN AVE FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: EVERHART CARRIE E 1264 FRAN AVE FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 818B-27* LOT 27 GATEWAY HEIGHTS P.A. 1264 FRAN AVENUE [[6/79 176/771 WD; 2/80 WD 181/697; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$46 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 68,149 | 70,261 | 2,112 | | |
| 2. ASSESSED VALUE: | 90,600 | 90,700 | 100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 90,600 | 90,700 | 100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-125-028-00 PROPERTY ADDRESS: 1288 FRAN AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BRINSON DONALD R 2570 RUTH ELIZABETH LANE EATON RAPIDS MI 48827 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 818B-28* LOT 28 GATEWAY HEIGHTS SPLIT 1993 P.A. 1288 FRAN AVENUE [[5/92 260/585 WD; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$144 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 116,754 | 120,373 | | |
| 1. TAXABLE VALUE: | | 124,900 | 124,800 | | |
| 2. ASSESSED VALUE: | | | -100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 124,900 | 124,800 | | |
| | | | -100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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L-4400

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-125-029-00 PROPERTY ADDRESS: 1356 MARTIN DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: RICCO JAMES M & MONICA 1356 MARTIN DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| LOT 29 & 30 GATEWAY HEIGHTS P.A. 1356 MARTIN DRIVE (FKA 1322) 05-125-030-00 COMB HERE 2019 FOR VALUE ONLY [[12/74 154/978; 04/08 BP; 09/08 BP; 06/18 BP; 06/18 BP; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$108 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 159,489 | 164,433 | | |
| 2. ASSESSED VALUE: | | 214,000 | 213,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 214,000 | 213,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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| | | | |
|---|--|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-125-032-00 PROPERTY ADDRESS: 1307 FRAN AVE FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SWITZER SCOTT M 7021 W TONOPAH DR GLENDALE AZ 85308 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: 818B-32* LOT 32 GATEWAY HEIGHTS [[9/78 174/934; 6/79 WD 176/647; 283/68 QC; | | CALCULATION CHANGES | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$5109 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 31,900 | 160,000 |
| 2. ASSESSED VALUE: | | 31,900 | 160,000 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 31,900 | 160,000 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | Field Inspection, New Construction, Land Improvement Added | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-125-033-00 PROPERTY ADDRESS: FRAN AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SCHUHARDT JOHN & CAMPBELL KAREN 1523 WEST HOUSTONIA AVE ROYAL OAK MI 48073-3913 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 818B-33* LOT 33 GATEWAY HEIGHTS SPLIT 1993 [I 5/92 260/584 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$58 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 20,055 | 21,500 | 1,445 | | |
| 2. ASSESSED VALUE: | 21,500 | 21,500 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 21,500 | 21,500 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-125-034-00 PROPERTY ADDRESS: FRAN AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CS DEVELOPMENT INC PO BOX 1039 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 818B-34* LOT 34 GATEWAY HEIGHTS [[12/78 175/282 LC; 10/83 WD 199/302; 221/751 QC; 7/88 LC 228/944; 6/92 261/274 WD; 6/92 261/283 WD; 7/92 261/916 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$ | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 20,600 | 20,600 | 0 | | |
| 2. ASSESSED VALUE: | 20,600 | 20,600 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 20,600 | 20,600 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-125-035-00 PROPERTY ADDRESS: 1231 FRAN AVE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: COMERHAROLD COMERMOLLY 1231 FRAN AVE FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 818B-35* LOT 35 GATEWAY HEIGHTS P.A. 1231 FRAN AVENUE [[6/78 174/931 LC; 3/81 WD 186/664; 204/592; 207/664; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$64 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 94,466 | 97,394 | 2,928 | | |
| 2. ASSESSED VALUE: | 134,700 | 134,700 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 134,700 | 134,700 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| | PARCEL NUMBER: 05-125-037-00 PROPERTY ADDRESS: 1222 MARTIN DR FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MCDANIELCHARLES JR & WENDY PO BOX 334 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 818B-37* LOT 37 GATEWAY HEIGHTS P.A. 1222 MARTIN DRIVE [[179/411; 209/316; 2/90 241/416 WD | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$40 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 59,334 | 61,173 | 1,839 | | |
| 2. ASSESSED VALUE: | 80,600 | 80,800 | 200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 80,600 | 80,800 | 200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-125-038-00 PROPERTY ADDRESS: 1250 MARTIN DR FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: TSERNOGLOU PENOLOPE & ROSS STEVE 1197 PRESCOTT DR EAST LANSING MI 48823 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 818B-38* LOT 38 GATEWAY HEIGHTS P.A. 1250 MARTIN DRIVE [[12/80 185/59 WD; 8/92 262/763 WD; BP 8/92; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$116 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 93,870 | 96,779 | 2,909 | | |
| 1. TAXABLE VALUE: | 93,870 | 96,779 | 2,909 | | |
| 2. ASSESSED VALUE: | 102,200 | 102,400 | 200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 102,200 | 102,400 | 200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-125-039-00 PROPERTY ADDRESS: 1274 MARTIN DR | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GRAY ROBERT 1274 MARTIN DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| LOT 39 GATEWAY HEIGHTS SEC 26 T26N R16W P.A. 1274 MARTIN DRIVE SPLIT FROM 10-05-025-017-00 FOR 1997 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$110 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 162,631 | 167,672 | 5,041 | | |
| 2. ASSESSED VALUE: | 202,600 | 202,400 | -200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 202,600 | 202,400 | -200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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THIS IS NOT A TAX BILL

L-4400

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-125-042-00 PROPERTY ADDRESS: MARTIN DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LAMERSON CODY A 1305 MARTIN DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 818B-42* LOT 42 GATEWAY HEIGHTS [[6/79 177/700 WD | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$405 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 5,958 | 16,100 | | |
| 1. TAXABLE VALUE: | | 16,100 | 16,100 | | |
| 2. ASSESSED VALUE: | | 16,100 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 16,100 | 16,100 | | |
| | | 0 | | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-130-001-00 PROPERTY ADDRESS: 3812 GREENE DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: JAMES MARY & DOUGLAS 12082 WHITE LAKE RD FENTON MI 48430 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| LOT 2 GREENE KNOLLS SUB'D SEC 19 T26N R15W SPLIT TO 130-001-10 & 20 FOR 2005 P.A. 3812 GREENE DRIVE | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$239 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 193,252 | 199,242 | 5,990 | | |
| 2. ASSESSED VALUE: | 522,800 | 557,800 | 35,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 522,800 | 557,800 | 35,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-130-001-10 PROPERTY ADDRESS: GREENE DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LAU JONATHAN DAVID LVNG TRUST 215 MARTELL DR BLOOMFIELD HILLS MI 48304 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| LOT 1 GREENE KNOLLS SUB SPLIT FROM 130-001-00 FOR 2005 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$164 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 132,570 | 136,679 | 4,109 | | |
| 2. ASSESSED VALUE: | 370,400 | 370,400 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 370,400 | 370,400 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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THIS IS NOT A TAX BILL

L-4400

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-130-001-20 PROPERTY ADDRESS: GREENE DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LAU GREGORY & NANCY 184 HILLSPPOINT WESTPORT CT 06880 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| LOT 3 GREENE KNOLLS SUB SPLIT FROM 130-001-00 FOR 2005 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$164 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 132,570 | 136,679 | 4,109 | | |
| 2. ASSESSED VALUE: | 370,700 | 370,700 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 370,700 | 370,700 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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L-4400

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| | | | | | |
|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-130-002-00 PROPERTY ADDRESS: 3816 GREENE DR FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: NIEDERHOFER JAMES & LINDA TRUSTEES NIEDERHOFER LIVING TRUST 3816 GREENE DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 818C-4* LOT 4 GREENE KNOLLS SUB D P.A.A 3816 GREENE DRIVE [[8/83 198/06 MLC; 7/93 273/549 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$309 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 455,338 | 469,453 | 14,115 | | |
| 2. ASSESSED VALUE: | 925,700 | 1,186,400 | 260,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 925,700 | 1,186,400 | 260,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|--|
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L-4400

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| | | | | | |
|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-130-003-00 PROPERTY ADDRESS: 3824 GREENE DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BLACK TIMOTHY EATON TRUST BLACK MARILYN A 7501 E PALO VERDE DR SCOTTSDALE AZ 85250 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 818C-5* LOT 5 GREENE KNOLLS SUB'D P.A. 3824 GREENE DRIVE [[9/88 WD 230/86; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$289 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 233,457 | 240,694 | 7,237 | | |
| 1. TAXABLE VALUE: | 233,457 | 240,694 | 7,237 | | |
| 2. ASSESSED VALUE: | 772,600 | 1,000,100 | 227,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 772,600 | 1,000,100 | 227,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-130-004-00 PROPERTY ADDRESS: 3830 GREENE DR FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SZNEWAJS JOHN G & MARCY A 260 MANOR RD BLOOMFIELD HILLS MI 48304 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: 818C-6* LOT 6 GREENE KNOLLS SUB'D P.A. 3830 GREENE DRIVE [[6/80 182/959 MLC; 306/470 DC; | | CALCULATION CHANGES | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$657 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | 531,729 | 548,212 |
| | | 753,100 | 978,300 |
| | | 16,483 | 225,200 |
| 1. TAXABLE VALUE: | | | |
| 2. ASSESSED VALUE: | | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 753,100 | 978,300 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-130-005-00 PROPERTY ADDRESS: 3834 GREENE DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WALLACE JAMES T TRUST 691 DORNACH DR ANN ARBOR MI 48103 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 818C-7* LOT 7 GREEN [D [E KNOLLS SUB'D P.A. 3834 GREENE DRIVE [[1/73 148/551 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$295 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 238,230 | 245,615 | 7,385 | | |
| 2. ASSESSED VALUE: | 532,400 | 569,600 | 37,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 532,400 | 569,600 | 37,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
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|--|

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L-4400

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-130-005-10 PROPERTY ADDRESS: 3840 GREENE DR FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ROSAEN LARS O 5558 PINECREST ESTATES DR ANN ARBOR MI 48105 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 818C-8* LOT 8 GREENE KNOLLS SUB'D - RIP RGTS P.A. 3840 GREENE DRIVE [[6/78 173/645; 8/83 MLC 198/119; 10/91 255/91 QC; 10/90 255/92 WD; 2/92 257/910 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$230 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 185,759 | 191,517 | 5,758 | | |
| 2. ASSESSED VALUE: | 428,200 | 446,100 | 17,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 428,200 | 446,100 | 17,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-130-005-20 PROPERTY ADDRESS: GREENE DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BOYD MARY ANN 3383 GREENE DR PO BOX 1000 FRANKFORT MI 49635- | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 818C-9* LOT 9 GREENE KNOLLS SUB'D [[6/77 166/657; 10/77 169/52; 8/83 199/462 LC; 204/462; 7/83 WD 214/861; 5/89 QC 234/211; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$79 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 116,542 | 120,154 | 3,612 | | |
| 2. ASSESSED VALUE: | 352,100 | 352,100 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 352,100 | 352,100 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-130-005-30 PROPERTY ADDRESS: BOYD RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KERSCHER DOROTHY TRUST CATHY WILKINSON CATHY WILKINSON 3958 BOYD RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 818C-17* LOTS 17 TO 20 INCL GREENE KNOLLS SUB'D [[8/75 158/791; 6/88 QC 227/866; 9/92 263/867 QC; 3/95 296/1170 QC; 3/95 296/1171 QC; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$24 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| 1. TAXABLE VALUE: | 35,558 | 36,660 | 1,102 | | |
| 2. ASSESSED VALUE: | 238,700 | 243,500 | 4,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 238,700 | 243,500 | 4,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
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|--|

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-130-005-50 PROPERTY ADDRESS: 3901 GREENE DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LISZEWSKI WALTER & BLANCHARD JERRY 2400 N LAKEVIEW AVE #2001 CHICAGO IL 60614 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| LOT 22 GREENE KNOLLS SUB'D SPLIT TO 130-005-5A FOR 2003 05-130-005-5A COMB HERE FOR 2008 PER ASSESSOR P.A. 3901 GREENE DRIVE | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$329 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 266,070 | 274,318 | 8,248 | | |
| 2. ASSESSED VALUE: | 275,300 | 274,600 | -700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 275,300 | 274,600 | -700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-130-005-60 PROPERTY ADDRESS: 3871 GREENE DR FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WHISNER ROBERT M & MARILYN S TRUST 3871 GREENE DR FRANKFORT MI 49635-9777 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 818C-23* LOT 23 & LOT 21 GREENE KNOLLS SUB'D 4.5 A MIL COMB 05-130-005-40 HERE FOR 2019 PER OWNER REQUEST [[3/76 163/190; 10/83 199/132 QC; DC 286/786; 6/97 320/1003 QC; 09/02 432/1170 QC; 09/02 432/1178 QC; 09/02 432/1179 MLC; 09/02 502/758 QC; 04/04 502/759 WD; 07/07 2007R-03914 LC; 04/10 201 0R-02079 WD; 10/17 20117S-00056 SRVY; 10/17 2017R-04864 WD; 11/17 2017R-04938 NOTICE OF ENCROACH; 02/18 2018R-00821 QC; P.A. 3871 GREENE DRIVE | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$141 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 207,741 | 214,180 | | |
| 1. TAXABLE VALUE: | | 518,400 | 526,800 | | |
| 2. ASSESSED VALUE: | | | | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 518,400 | 526,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | | | |
|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-130-005-70 PROPERTY ADDRESS: 3833 GREENE DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BOYD MARY ANN 3833 GREENE DR PO BOX 1000 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 818C-24* LOT 24 GREENE KNOLLS SUB'D P.A. 3833 GREENE DRIVE [[5/89 QC 234/211; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$159 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 235,121 | 242,409 | 7,288 | | |
| 2. ASSESSED VALUE: | 592,700 | 590,700 | -2,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 592,700 | 590,700 | -2,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-130-005-80 PROPERTY ADDRESS: GREENE DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BLACK TIMOTHY E TRUST BLACK MARILYN A 7501 E PALO VERDE DR SCOTTSDALE AZ 85250 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 818C-25* LOT 25 GREENE KNOLLS SUB'D [[6/77 166/654 657; 9/77 169/52; 6/78 174/994; 5/83 MLC 196/124; 5/83 251/91 WD; 6/91 251/664 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$34 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 27,178 | 28,020 | 842 | | |
| 1. TAXABLE VALUE: | 27,178 | 28,020 | 842 | | |
| 2. ASSESSED VALUE: | 147,700 | 147,700 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 147,700 | 147,700 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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THIS IS NOT A TAX BILL

L-4400

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-130-005-90 PROPERTY ADDRESS: 246 CENTER LN FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DECKER DAVID & CHRISTINE 246 CENTER LN FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 818C-26* LOT 26 GREENE KNOLLS SUB'D [[9/77 169/52; 12/80 185/370 MLC; 204/469; 3/86 WD 223/503; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$1599 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 495,700 | 568,766 | 73,066 | | |
| 2. ASSESSED VALUE: | 495,700 | 634,600 | 138,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 495,700 | 634,600 | 138,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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L-4400

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| | | | | | |
|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-130-005-95 PROPERTY ADDRESS: 210 CENTER LN FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LAU NANCY P 3861 CARRIAGE RD BLOOMFIELD HILLS MI 48301 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 818C-27* LOT 27 GREENE KNOLLS SUB'D [[9/77 169/52; 204/460; 1/88 QC 225/165; 4/88 WD 226/830- 831; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$486 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 393,333 | 405,526 | 12,193 | | |
| 2. ASSESSED VALUE: | 609,200 | 604,600 | -4,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 609,200 | 604,600 | -4,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|--|
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| | | | | | |
|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-130-006-00 PROPERTY ADDRESS: 3850 GREENE DR FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DEVINE MARY ELLEN REV TRUST 1547 BRENTWOOD DR COURT P TROY MI 48098-2710 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 818C-10* LOT 10 GREENE KNOLLS SUB'D P.A. 3850 GREENE DRIVE [[10/70 URLC; 10/81 189/374 MLC (2); 9/86 216/22 WD | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$134 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 197,931 | 204,066 | 6,135 | | |
| 1. TAXABLE VALUE: | 197,931 | 204,066 | 6,135 | | |
| 2. ASSESSED VALUE: | 463,000 | 489,100 | 26,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 463,000 | 489,100 | 26,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-130-007-00 PROPERTY ADDRESS: 3868 GREENE DR FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MUSGRAVE MICHAEL C & LISA M TRUST 3868 GREENE DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: 818C-11* LOT 11 GREENE KNOLLS SUB'D P.A. 3868 GREENE DRIVE | | CALCULATION CHANGES | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$244 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 359,150 | 370,283 |
| 2. ASSESSED VALUE: | | 621,200 | 814,400 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 621,200 | 814,400 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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THIS IS NOT A TAX BILL

L-4400

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| | | | |
|---|--|---------------------------------------|----------------------------------|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-130-008-00 PROPERTY ADDRESS: 3874 GREENE DR FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BALLARD WILLIAM JR & JULIE 10 MOCKINGBIRD VALLEY TRAIL LOUISVILLE KY 40207 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: 818C-12* LOT 12 GREENE KNOLLS SUB'D P.A. 3874 GREENE DRIVE [[193/655; 213/690; 274/668 WD; BP 3/94; | CALCULATION CHANGES | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$468 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 378,204 | 389,928 | 11,724 |
| 2. ASSESSED VALUE: | 475,000 | 503,100 | 28,100 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 475,000 | 503,100 | 28,100 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR JILL BROWN | PHONE # (231) 881-4000 | EMAIL TOWNSHIPASSESSING@GMAIL.COM | |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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THIS IS NOT A TAX BILL

L-4400

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| | | | |
|---|---|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-130-009-00 PROPERTY ADDRESS: 3880 GREENE DR FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CRYSTAL LAKE COTTAGES LLC WRIGHT BROTHER'S STATION PO BOX 64 DAYTON OH 45409 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| 818C-13* LOTS 13 & 14 GREENE KNOLLS SUB'D P.A. 3880 & 3884 GREENE DRIVE [[2/78 176/443 QC; 176/444; 6/80 WD 181/163; 5/81 WD 186/953; 2/79 QC 179/296; 3/82 WD 190/772; 1/83 QC 194/821; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$445 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 359,799 | 370,952 |
| 2. ASSESSED VALUE: | | 820,900 | 859,500 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 820,900 | 859,500 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-130-010-00 PROPERTY ADDRESS: 3900 GREENE DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: RENNER RONALD E & MARILYN S REV TRS 3900 GREENE DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 818C-15* LOT 15 GREENE KNOLLS SUB'D P.A. 3900 GREENE DRIVE [[6/73 149/926 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$260 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 210,471 | 216,995 | 6,524 | | |
| 2. ASSESSED VALUE: | 522,300 | 544,000 | 21,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 522,300 | 544,000 | 21,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
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| ASSESSOR | PHONE # | EMAIL | | | |
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| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-130-011-00 PROPERTY ADDRESS: GREENE DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BRIDGE BEACH SHORES LLC ROCKET CASE MANAGEMENT LLC 6054 NEEDLE ROCKET CT SYLVANIA OH 43560 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 818C-16* LOT 16 GREENE KNOLLS ACRES ALSO ALL LAND LYING E'LY TO THE N'RLY 75 FT OF LOT 16 EXTN TO CRY LK DSCRPT CRCTN 93 [[2/76 160/569; 5/96 306/691 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$329 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 266,367 | 274,624 | 8,257 | | |
| 1. TAXABLE VALUE: | 266,367 | 274,624 | 8,257 | | |
| 2. ASSESSED VALUE: | 418,300 | 554,300 | 136,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 418,300 | 554,300 | 136,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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THIS IS NOT A TAX BILL

L-4400

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-135-001-00 PROPERTY ADDRESS: 4528 MOLLINEAUX RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: RUMELHART DONALD L & JUDITH 1472 TOWSLEY LANE ANN ARBOR MI 48105-9336 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| LOTS 1-2 & LOT 3 EXC SW'LY 30 FT LAKEVIEW P.A. 4528 MOLLINEAUX ROAD SPLIT TO 001-030-00 FOR 2008 PER ASSESSOR(GEN TWP-NOT IN PLAT) VALUE HERE FOR 001-030-00 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$887 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 717,796 | 740,047 | 22,251 | | |
| 2. ASSESSED VALUE: | 1,187,200 | 1,521,200 | 334,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 1,187,200 | 1,521,200 | 334,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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L-4400

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-135-002-00 PROPERTY ADDRESS: 4512 MOLLINEAUX RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: TWO SISTERS LAKEHOUSE LLC 404 PALISADES TR KELLER TX 76248 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | | .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: | | CALCULATION CHANGES | | | |
| 835A* SW'LY 30 FT OF LOT 3 ALSO LOT 4 LAKEVIEW. P.A. 4512 MOLLINEAUX ROAD [[208/261; 1/59 108/519 CCO; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$640 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 517,735 | 533,784 | 16,049 | | |
| 2. ASSESSED VALUE: | 677,400 | 874,300 | 196,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 677,400 | 874,300 | 196,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-135-003-00 PROPERTY ADDRESS: 4490 MOLLINEAUX RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CORN JONATHAN C FOLDING DOOR TRUST PO BOX 7295 RANCHO SANTA FE CA 92067 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 836* LOTS 5-6 LAKEVIEW P.A. 4498 & 4498 1/2 & 4490 MOLLINEAUX ROAD [[8/86 215/206; 1/59 108/519 CCO; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$1783 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 1,441,714 | 44,693 | | |
| 2. ASSESSED VALUE: | | 1,832,600 | -133,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 1,832,600 | -133,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | | PHONE # | | | |
| JILL BROWN | | (231) 881-4000 | | | |
| | | EMAIL | | | |
| | | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-135-004-00 PROPERTY ADDRESS: 4478 MOLLINEAUX RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HANSEN DANIEL E & ERIKA 4478 MOLLINEAUX RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 837* LOT 7 LAKEVIEW P.A. 4478 MOLINEAUX ROAD [[1/59 108/519 CCO; 8/91 252/892 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$399 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 588,224 | 606,458 | | |
| 2. ASSESSED VALUE: | | 656,700 | 652,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 656,700 | 652,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-135-005-00 PROPERTY ADDRESS: 4468 MOLLINEAUX RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WALLACE SCOTT & COURTNEY 827 S GARFIELD ST HINSDALE IL 60521 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 838* LOTS 8-9 LAKEVIEW P.A. 4468 MOLLINEAUX ROAD [[6/77 165/244; 10/77 166/746; 1/59 108/519 CCO; 8/91 252/ 812 QC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$612 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 494,729 | 510,065 | 15,336 | | |
| 2. ASSESSED VALUE: | 689,500 | 900,500 | 211,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 689,500 | 900,500 | 211,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-135-006-00 PROPERTY ADDRESS: 4456 MOLLINEAUX RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: COLE RITA M & MONICA M 21716 KNUDSEN DR GROSSE ILE MI 48138 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 839* LOT 10 LAKEVIEW P.A. 4456 MOLLINEAUX ROAD [[1/59 108/519 CCO; 8/89 WD 237/380; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$158 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 233,500 | 240,738 | 7,238 | | |
| 2. ASSESSED VALUE: | 383,200 | 496,700 | 113,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 383,200 | 496,700 | 113,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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L-4400

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-135-007-00 PROPERTY ADDRESS: 4444 MOLLINEAUX RD KINGSLEY, MI 49649 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GRANT JUDITH K TRUST 4444 MOLLINEAUX RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 840* LOT 11 LAKEVIEW P.A. 4444 MOLLINEAUX ROAD [[10/70 URLC; 3/83 QC 195/666; 1/59 108/519 CCO; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$5676 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 293,183 | 303,171 | 9,988 | | |
| 2. ASSESSED VALUE: | 489,400 | 632,500 | 143,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 489,400 | 632,500 | 143,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) New Construction DECK | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-135-008-00 PROPERTY ADDRESS: 4420 MOLLINEAUX RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: POTTER FAMILY TRUST 917 SIMPSON ST PLYMOUTH MI 48170 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 841* LOT 14 & W 1/2 OF LOT 13 PLAT OF LAKEVIEW SPLIT TO 135-008-01 FOR 1995 P.A. 4420 MOLLINEAUX ROAD [(7/78 173/924; 1/59 108/519 CCO; 5/92 261/330 QC; 12/93 279/532 QC; 11/93 279/533 QC; 2/94 281/586 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$7303 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 503,212 | 686,311 | 183,099 | | |
| 2. ASSESSED VALUE: | 650,500 | 854,800 | 204,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 650,500 | 854,800 | 204,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) Partial Construction, Field Inspection | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|---|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-135-008-01 PROPERTY ADDRESS: 4426 MOLLINEAUX RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SNRB LIVING TRUST 2207 MILFORD ST HOUSTON TX 77098 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| 841-B* LOT 12 & E 1/2 OF LOT 13 ALSO TH PT VAC ALLEY LYING WITHIN ETN OF LOT LNS LAKEVIEW SUB SPLIT FROM 135-008-00 FOR 1995 P.A. 4426 MOLLINEAUX ROAD [[BP 7/94; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$278 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 225,108 | 232,086 |
| 2. ASSESSED VALUE: | | 665,400 | 867,800 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 665,400 | 867,800 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
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PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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L-4400

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-135-009-00 PROPERTY ADDRESS: MOLLINEAUX RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LORD ROBERT R PO BOX 227 EMPIRE MI 49630-0227 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 842* LOT 15 LAKEVIEW [[12/74 149/655; 1/59 108/519 CCO; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$215 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 173,801 | 179,188 | 5,387 | | |
| 2. ASSESSED VALUE: | 272,900 | 361,700 | 88,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 272,900 | 361,700 | 88,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-135-010-00 PROPERTY ADDRESS: 4392 MOLLINEAUX RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: COBB TOM TRST & COBB RICHARD W COBB LYNDIA & WILIAM & TIM ETAL OSBORN FAMILY TRUST 1070 LIPP FARM RD BENZONIA MI 49616 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: 843* LOT 17 LAKEVIEW P.A. 4392 MOLLINEAUX ROAD [I 8/86 215/178; 1/59 108/519 CCO; 7/91 252/46 QC;145/628; DC 282/685; 3/94 282/686 QC; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$209 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 169,011 | 174,250 | | |
| 1. TAXABLE VALUE: | | 331,400 | 433,800 | | |
| 2. ASSESSED VALUE: | | 331,400 | 433,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 331,400 | 433,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
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| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-135-010-10 PROPERTY ADDRESS: 4398 MOLLINEAUX RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MOLLEMA MARTHA A 4398 MOLLINEAUX RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 843A* LOT 16 LAKEVIEW P.A. 4398 MOLLINEAUX ROAD [[5/72 145/628; 208/550; 1/59 108/519 CCO; BP 4/93;BP 5/95 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$270 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 218,281 | 225,047 | 6,766 | | |
| 2. ASSESSED VALUE: | 475,600 | 609,400 | 133,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 475,600 | 609,400 | 133,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-135-011-00 PROPERTY ADDRESS: 4382 MOLLINEAUX RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: NIES DAVID & JUDITH K 805 CHERRY ST MANISTEE MI 49660 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 844* LOT 18 WITH FULL RIPARIAN RTS LAKEVIEW. P.A. 4382 MOLLINEAUX ROAD [[8/76 URLC; 1/59 108/519 CCO; BP 6/91; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$57 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 83,926 | 86,527 | 2,601 | | |
| 2. ASSESSED VALUE: | 309,500 | 406,800 | 97,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 309,500 | 406,800 | 97,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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L-4400

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-135-012-00 PROPERTY ADDRESS: 4374 MOLLINEAUX RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WELLS WILLIAM C JR SWIGERT DAMIAN & DEREK HOFFARD LYNN 139 WASHINGTON AVE BROOKLYN NY 11205 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| 845* LOT 19 WITH FULL RIPARIAN RTS LAKEVIEW. P.A. 4374 MOLLINEAUX ROAD [[9/79 22/469-471 QC; 8/87 221/855&857 QC; QC 224/205; 1/59 108/519 CCO; 2/91 249/118 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$103 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 83,618 | 86,210 | | |
| 2. ASSESSED VALUE: | | 303,900 | 399,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 303,900 | 399,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|--|

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| | | | | | |
|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-135-013-00 PROPERTY ADDRESS: 4366 MOLLINEAUX RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: STEWART MARK J & JULIE A 174 RED HILL RD MIDDLETOWN NJ 07748 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 846* LOT 20 WITH FULL RIPARIAN RIGHTS LAKEVIEW. P.A. 4366 MOLLINEAUX ROAD [[6/73 148/698; 209/890; 1/59 108/519 CCO; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$538 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 434,791 | 448,269 | 13,478 | | |
| 2. ASSESSED VALUE: | 562,100 | 579,600 | 17,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 562,100 | 579,600 | 17,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-135-014-00 PROPERTY ADDRESS: 4354 MOLLINEAUX RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DENTON BARBARA B & DUANE R 7960 FOX RUN RD INDIANAPOLIS IN 46278 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 847* LOT 21 LAKEVIEW P.A. 4354 MOLLINEAUX ROAD [[10/80 184/566 QC; 8/81 188/434 WD; 1/59 108/519 CCO; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$412 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 332,902 | 343,221 | 10,319 | | |
| 1. TAXABLE VALUE: | 332,902 | 343,221 | 10,319 | | |
| 2. ASSESSED VALUE: | 470,500 | 602,500 | 132,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 470,500 | 602,500 | 132,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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THIS IS NOT A TAX BILL**L-4400****Notice of Assessment, Taxable Valuation, and Property Classification**

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| | | | |
|---|--|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-140-002-00 PROPERTY ADDRESS: 1315 SHOREWOOD DR FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BRILLIANT NEIL L & DEVINE KATHLEEN PO BOX 751 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| BEG AT NW CRN OF SD LOT 1 TH ALG N LN OF SD LOT N 89 DEG 20'02"E 199.53 FT, TH N 89 DEG 23'40"E 245.50 FT TO NE CRN OF SD LOT TH ALG E LN OF SD LOT S 01 DEG 51'40" W 89.98 FT TO SE CRN OF SD LOT TH N 89 DEG 25'35" W 202.11 FT TH S 00 DEG 27'33" E 15.25 FT TH S 89 DEG 32'27" W 92.70 FT TH N 00 DEG 27'33" W 15.07 FT TH S 89 DEG 25'35" W 108.87 FT TH ALG W LN OF SD LOT ALG THE ARC OF A CRV TO THE L (R-2897.93FT, I=01DEG 55'04", CHRD= N23 DEG 20'12"W 97 FT) A DIST OF 97 FT TO POB ALSO LOT 1 BLK A ALSO 4/40THS INT IN TWO 10 FT PVT WALKS AS PLATTED PETERSONS BIRCHWOOD SEC 13 T26N R16W .91A M/L SPLIT TO 05-140-002-10 FOR 2012 DESC CORR FOR 2021 P.A. 1315 SHOREWOOD DRIVE | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$297 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| 1. TAXABLE VALUE: | | 437,246 | 450,800 |
| 2. ASSESSED VALUE: | | 589,200 | 723,100 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 589,200 | 723,100 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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| | | | | |
|--|--|--|----------------------------------|-----------------------------|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | | PARCEL IDENTIFICATION | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GRAVES FAMILY LLC JUDY GROULX PO BOX 868 FRANKFORT MI 49635 | | PARCEL NUMBER: 05-140-002-10 | | |
| | | PROPERTY ADDRESS: 1223 SHOREWOOD DR FRANKFORT, MI 49635 | | |
| | | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| | | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | |
| COM AT NW CRN OF SD LOT 2 BLK B TH ALG N/L OF SD LOT N 89 DEG 25'35" E 108.87 FT TH S 00 DEG 27'33" E 15.07 FT TH N 89 DEG 32'27"E 92.70 FT TH N 00 DEG 27'33" W 15.25 FT TO PNT ON SD N/L OF LOT 2 BLK B TH ALG SD N/L N 89 DEG 25'35" E 202.11 FT TO NE CRN OF SD LOT TH ALG E/L OF SD LOT S 01 DEG 51'40" W 100.07 FT TO SE CRN OF SD LOT TH ALG THE S/L OF SD LOT S 89 DEG 24'59" W 361.53 FT TO SW CRN OF SD LOT 2 TH ALG W/L OF SD LOT ALG ARC OF A CRV TO L (R=2897.93 FT, I = 02DEG 06'55", CRD =N 21 DEG 19'12" W 106.98 FT) A DIS OF 106.98 FT TO POB ALSO LOT 2 BLK A PETERSONS BIRCHWOOD SEC 13 T26N R16W .85 A M/L SPLIT FROM 05-140-002-00 FOR 2012 DESC CORR FOR 2021 P.A. 1223 SHOREWOOD DRIVE [[07/18 2018R-02962 EASE; 8/18 2018R-03300 EASE; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | | *Applies to all property taxable values in the State of Michigan | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax billl by approximatelv: | | |
| | | \$561 | | |
| | | | | |
| PRIOR YEAR VALUES | | CURRENT YEAR TENTATIVE VALUES | VALUE DIFFERENCE FROM PRIOR YEAR | |
| 2024 | | 2025 | | |
| 1. TAXABLE VALUE: | | 453,562 | 467,622 | 14,060 |
| 2. ASSESSED VALUE: | | 804,900 | 987,200 | 182,300 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 804,900 | 987,200 | 182,300 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | |
| ASSESSOR | | PHONE # | | EMAIL |
| JILL BROWN | | (231) 881-4000 | | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | |

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L-4400

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-140-003-00 PROPERTY ADDRESS: 1203 SHOREWOOD DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LOVELESS ANN LUEDTKE 1203 SHOREWOOD DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 850* LOT 3 BLK A & LOT 3 BLK B ALSO 2/40THS INT IN TWO 10 FT PVT WALKS AS PLATTED PETERSONS BIRCHWOOD P.A. 1233 SHOREWOOD DRIVE [[6/80 181/275; 6/94 284/749-750 QC; GRANT OF RECIRPOCAL DRIVEWAY EASEMENT FOR JOINT USE OF DRIVEWAY FROM SHOREWOOD DR EAST TOWARD CRYSTAL LAKE ON PARCEL NUMBERS 05-140-002-00 & 05-140-003-00 2011R-05324 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$295 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 434,746 | 448,223 | | |
| 2. ASSESSED VALUE: | | 744,100 | 926,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: | 1.000 | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 744,100 | 926,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-140-004-00 PROPERTY ADDRESS: 1185 SHOREWOOD DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FOX CAROLYN & COATS PETER 6 ROBE ST ST KILDA, VICTORIA, AUSTRALIA 3182 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 851* LOT 4 BLK A & LOT 4 BLK B ALSO 2/40THS INT IN TWO 10 FT PVT WALKS AS PLATTED PETERSONS BIRCHWOOD P.A. 1185 SHOREWOOD DRIVE [[4/92 260/90 WD; 8/92 263/396 WD; 11/92 266/608 WD; 2/93 2 | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$553 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 447,431 | 461,301 | 13,870 | | |
| 1. TAXABLE VALUE: | 447,431 | 461,301 | 13,870 | | |
| 2. ASSESSED VALUE: | 724,100 | 907,600 | 183,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 724,100 | 907,600 | 183,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-140-005-00 PROPERTY ADDRESS: 1165 SHOREWOOD DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: RICKLEFS LOWELL & JOANNE BUNTAIN 2 BROOK BAY RD MERCER ISLAND WA 98040 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: LOT 5 BLK A & LOT 5 BLK B ALSO 2/40THS INT IN TWO 10 FT PVT WALKS AS PLATTED 05-140-005-0A, 0B AND 0C COMBINED HERE FOR 2022 P.A. 1185 SHOREWOOD DRIVE | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$633 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 511,890 | 527,758 | 15,868 | | |
| 1. TAXABLE VALUE: | 511,890 | 527,758 | 15,868 | | |
| 2. ASSESSED VALUE: | 696,100 | 909,800 | 213,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 696,100 | 909,800 | 213,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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L-4400

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| | | | |
|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-140-006-00 PROPERTY ADDRESS: 1133 SHOREWOOD DR FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DYER TIMOTHY J & MICHELE 1133 SHOREWOOD DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| 853* LOT 6 & 7 BLK A & LOT 6 & 7 BLK B ALSO 4/40THS INT IN TWO 10 FT PVT WALKS AS PLATTED PETERSONS BIRCHWOOD P.A. 1133 SHOREWOOD DRIVE [[2/80 181/727; 6/93 275/588 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$964 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 1,421,213 | 1,465,270 |
| 2. ASSESSED VALUE: | | 1,854,100 | 2,213,200 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 1,854,100 | 2,213,200 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-140-007-00 PROPERTY ADDRESS: 1105 SHOREWOOD DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CAMPBELL CATHARINE LONGWORTH TRSTEE 226 DEER RUN DR WALKERSVILLE MD 21793 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 854* LOT 8 BLK A & LOT 8 BLK B ALSO 2/40THS INT IN TWO 10 FT PVT WALKS AS PLATTED PETERSONS BIRCHWOOD P.A. 1105 SHOREWOOD DRIVE | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$361 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 291,782 | 300,827 | 9,045 | | |
| 1. TAXABLE VALUE: | 291,782 | 300,827 | 9,045 | | |
| 2. ASSESSED VALUE: | 651,400 | 830,100 | 178,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 651,400 | 830,100 | 178,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | | |
|--|---|------------------------------|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | | |
| | PARCEL NUMBER: 05-140-008-00 | | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CAMPBELL CATHARINE LONGWORTH TRSTEE 226 DEER RUN DR WALKERSVILLE MD 21793 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | | |
| LEGAL DESCRIPTION: 855* N 40 FT LOT 9 BLK A & B ALSO 1/40THS INT IN TWO 10 FT PVT WALKS AS PLATTED PETERSONS BIRCHWOOD | % 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 | | | |
| | | | | | | |
| CALCULATION CHANGES | | | | | | |
| 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | | | |
| *Applies to all property taxable values in the State of Michigan | | | | | | |
| Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | | | |
| \$105 | | | | | | |
| | | PRIOR YEAR VALUES | CURRENT YEAR TENTATIVE VALUES | | | |
| | | 2024 | 2025 | | | |
| 1. TAXABLE VALUE: | | 85,128 | 87,766 | | | |
| 2. ASSESSED VALUE: | | 218,200 | 289,300 | | | |
| 3. TENTATIVE EQUALIZATION FACTOR: | 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 218,200 | 289,300 | | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | | |
| HOW TO FILE AN APPEAL | | | | | | |
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| c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | | |

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-140-008-10 PROPERTY ADDRESS: 1073 SHOREWOOD DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MCMAHON CHRISTINE K TRUST 603 LANTERN WAY AURORA OH 44202 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 855A* S 60 FT LOT 9 BLK A & B ALSO LOT 10 BLK A & B ALSO 3/40THS INT IN TWO 10 FT PVT WALKS AS PLATTED PETERSONS BIRCHWOOD P.A. 1040 SHOREWOOD DRIVE [[1/92 257/04 QC; BP 8/95; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$881 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 712,939 | 22,101 | | |
| 2. ASSESSED VALUE: | | 1,090,600 | 284,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 1,090,600 | 284,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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L-4400

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-140-009-00 PROPERTY ADDRESS: 1053 SHOREWOOD DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PUTNAM DOUGLAS J TRUST PUTNAM MARY T TRUST 1053 SHOREWOOD DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| 856* LOT 11 BLK A & LOT 11 BLK B ALSO 2/40THS INT IN TWO 10 FT PVT WALKS AS PLATTED PETERSONS BIRCHWOOD P.A. 1053 SHOREWOOD DRIVE [[10/78 176/41; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$324 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 262,147 | 270,273 | | |
| 2. ASSESSED VALUE: | | 693,300 | 882,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 693,300 | 882,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-140-010-00 PROPERTY ADDRESS: 1033 SHOREWOOD DR FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CAMPBELL FAMILY TRUST CAMPBELL THOMAS E & CATHERINE M 1387 N CHIPMAN RD OWOSSO MI 48867 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 857* LOT 12 BLK A & LOT 12 BLK B ALSO 2/40THS INT IN TWO 10 FT PVT WALKS AS PLATTED PETERSONS BIRCHWOOD P.A. 1033 SHOREWOOD DRIVE | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$342 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 276,226 | 284,789 | 8,563 | | |
| 2. ASSESSED VALUE: | 736,200 | 925,000 | 188,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 736,200 | 925,000 | 188,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-140-011-00 PROPERTY ADDRESS: 1015 SHOREWOOD DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BECKHORN RANDAL E & STEPHANIE L 120 TWIN PONDS OKEMOS MI 48864 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 858* N 1/2 OF LOT 13 BLK A & N 1/2 OF LOT 13 BLK B ALSO 1/40 INT IN TWO 10 FT PVT WALKS AS PLATTED PETERSONS BIRCHWOOD P.A. 1015 SHOREWOOD DRIVE [[10/82 193/743 EST; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$348 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 281,759 | 290,493 | 8,734 | | |
| 2. ASSESSED VALUE: | 504,800 | 634,700 | 129,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 504,800 | 634,700 | 129,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|---|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-140-012-00 PROPERTY ADDRESS: SHOREWOOD DR FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MURBACH MOLLY 995 SHOREWOOD DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| 859* S 1/2 OF LOT 13 BLK A & S 1/2 OF LOT 13 BLK B ALSO 1/40 INT IN TWO 10 FT PVT WALKS AS PLATTED PETERSONS BIRCHWOOD [[8/78 174/465; 10/88 230/474 WD; 4/95 293/185 QC; 4/95 295/369 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$153 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 123,596 | 127,427 |
| 2. ASSESSED VALUE: | | 406,400 | 538,900 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 406,400 | 538,900 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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L-4400

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-140-013-00 PROPERTY ADDRESS: SHOREWOOD DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: JACHIM JEFF & MARY LYNNE FAM TRST 2729 FOSTER AVE NE GRAND RAPIDS MI 49505 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 860* LOT 2 BLK C ALSO 1/40THS INT IN TWO 10 FT PVT WALKS AS PLATTED PETERSONS BIRCHWOOD SPLIT TO 05-140-013-10 FOR 1994 SPLIT TO 05-140-013-20 FOR 2011 [[217/709 WD; 6/93 272/772 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$46 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 37,114 | 38,264 | | |
| 2. ASSESSED VALUE: | | 93,300 | 93,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 93,300 | 93,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | | PHONE # | | | |
| JILL BROWN | | (231) 881-4000 | | | |
| | | EMAIL | | | |
| | | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| | | | |
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| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-140-013-10 PROPERTY ADDRESS: SHOREWOOD DR FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: JACHIM JEFF & MARY LYNNE FAM TRST 2729 FOSTER AVE NE GRAND RAPIDS MI 49505 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| 860-A* LOT 1 BLK C ALSO 1/40THS INT IN TWO 10 FT PVT WALKS AS PLATTED PETERSONS BIRCHWOOD SEC 13 T26N R16W SPLIT FROM 05-140-013-00 FOR 1994 [[6/93 272/772 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$32 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 25,567 | 26,359 |
| 2. ASSESSED VALUE: | | 73,200 | 73,200 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 73,200 | 73,200 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-140-013-20 PROPERTY ADDRESS: SHOREWOOD DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: JACHIM JEFF & MARY LYNNE FAMILY 2729 FOSTER AVE NE GRAND RAPIDS MI 49505 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| LOT 3 BLOCK C ALSO 1/40THS INT IN TWO 10 FT PVT WALKS AS PLATTED PETERSONS BIRCHWOOD SPLIT FROM 140-013-00 FOR 2011 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$88 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 70,950 | 73,149 | 2,199 | | |
| 2. ASSESSED VALUE: | 96,900 | 96,900 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 96,900 | 96,900 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|---|--|-------------------------------------|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-140-014-00 PROPERTY ADDRESS: 1288 SHOREWOOD DR FRANKFORT, | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ELZEY THOMAS K ELZEY PEGGY A 1110 BECKER DR ZIONSVILLE IN 46077 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: 861* LOT 4 BLK C ALSO 1/40THS INT IN TWO 10 FT PVT WALKS AS PLATTED PETERSONS BIRCHWOOD P.A. 1288 SHOREWOOD DRIVE [[6/76 164/386; 10/79 179/890; 179/891 WD; 5/92 259/785 WD; | CALCULATION CHANGES | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$78 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 63,169 | 65,127 | 1,958 |
| 2. ASSESSED VALUE: | 158,900 | 158,500 | -400 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 158,900 | 158,500 | -400 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR JILL BROWN | PHONE # (231) 881-4000 | EMAIL TOWNSHIPASSESSING@GMAIL.COM | |
| HOW TO FILE AN APPEAL | | | |
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L-4400

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-140-015-00 PROPERTY ADDRESS: SHOREWOOD DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: RICKLEFS LOWELL & JOANNE BUNTAIN 2 BROOK BAY RD MERCER ISLAND WA 98040 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: 862* LOT 5 BLK C ALSO 1/40THS INT IN TWO 10 FT PVT WALKS AS PLATTED PETERSONS BIRCHWOOD | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$50 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 40,845 | 42,111 | | |
| 1. TAXABLE VALUE: | | 40,845 | 42,111 | | |
| 2. ASSESSED VALUE: | | 45,100 | 45,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 45,100 | 45,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-140-016-00 PROPERTY ADDRESS: 1133 SHOREWOOD DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DYER TIMOTHY J & MICHELE L 4848 TIMBERVIEW CT NE GRAND RAPIDS MI 49525 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 863* LOTS 6-7-8 BLK C ALSO 3/40THS INT IN TWO 10 FT PVT WALKS AS PLATTED PETERSONS BIRCHWOOD [(2/80 181/727 WD; 6/93 275/588 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$82 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 120,262 | 123,990 | 3,728 | | |
| 2. ASSESSED VALUE: | 247,500 | 247,500 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 247,500 | 247,500 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-140-016-01 PROPERTY ADDRESS: SHOREWOOD DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MARTIN JUDITH LISE 4414 152ND AVE KENOSHA WI 53144 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 863A* LOT 10 BLK C ALSO 1/40THS INT IN TWO 10 FT PVT WALKS AS PLATTED PETERSONS BIRCHWOOD [[6/78 171/577; 11/78 176/81; 2/82 190/417 WD; 1/92 257/04 QC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$ | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 44,700 | 44,700 | 0 | | |
| 1. TAXABLE VALUE: | 44,700 | 44,700 | 0 | | |
| 2. ASSESSED VALUE: | 44,700 | 44,700 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 44,700 | 44,700 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-140-017-00 PROPERTY ADDRESS: 1098 SHOREWOOD DR FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BREWER KENNETH E 1098 SHOREWOOD DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| 864* LOT 9 BLK C ALSO 1/40THS INT IN TWO 10 FT PVT WALKS AS PLATTED PETERSONS BIRCHWOOD P.A. 1098 SHOREWOOD DRIVE [[1/73 148/458; 7/81 MLC 187/891; 6/82 WD 192/666; 9/82 WD 193/283; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$22 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 32,290 | 33,290 |
| 2. ASSESSED VALUE: | | 120,200 | 120,100 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 120,200 | 120,100 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
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PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-140-018-00 PROPERTY ADDRESS: SHOREWOOD DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CRYSTALAIRE LLC 2000 BRUSH ST STE 440 DETROIT MI 48226 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 865* LOT 11 BLK C ALSO 1/40THS INT IN TWO 10 FT PVT WALKS AS PLATTED PETERSONS BIRCHWOOD [[211/823; 211/821; 2111/715 | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$40 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 32,367 | 33,370 | 1,003 | | |
| 1. TAXABLE VALUE: | 32,367 | 33,370 | 1,003 | | |
| 2. ASSESSED VALUE: | 89,600 | 89,600 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 89,600 | 89,600 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-140-019-00 PROPERTY ADDRESS: 1038 SHOREWOOD DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WILSON SUSAN M & RICHARD M TRST 412 BLOSSOM DR PORTLAND MI 48875 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| LOTS 13-14 BLK C ALSO 2/40THS INT IN TWO 10 FT PVT WALKS AS PLATTED PETERSONS BIRCHWOOD SPLIT TO 05-140-019-10 FOR 2010 LDA 05/09 P.A. 1038 SHOREWOOD DRIVE | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$104 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 84,288 | 86,900 | 2,612 | | |
| 2. ASSESSED VALUE: | 229,800 | 229,700 | -100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 229,800 | 229,700 | -100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-140-019-10 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WILSON SUSAN M & RICHARD M TRST 412 BLOSSOM DR PORTLAND MI 48875 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: LOT 12 BLK C ALSO 1/40THS INT IN TWO 10 FT PVT WALKS AS PLATTED PETERSONS BIRCHWOOD SPLIT FROM 05-140-019-00 FOR 2010 LDA 05/09 | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | % 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 | | | | |
| 1. TAXABLE VALUE: | Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$40 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 32,068 | 33,062 | 994 | | |
| 2. ASSESSED VALUE: | 93,300 | 93,300 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 93,300 | 93,300 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-145-001-00 PROPERTY ADDRESS: 300 ONKEONWE RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HERBAN MICHAEL E 3697 WESTRIDGE CT TRAVERSE CITY MI 49684 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| 867* LOTS 1-2 ONKEONWE BEACH SEC 19 T26N R15W P.A. 300 ONKEONWE ROAD [[6/75 158/807; 3/78 172/181; BP 10/93; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$293 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 236,890 | 244,233 |
| 2. ASSESSED VALUE: | | 474,600 | 512,200 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 474,600 | 512,200 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | | |
|---|--|--|--|----------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | | |
| | PARCEL NUMBER: 05-145-002-00 PROPERTY ADDRESS: 316 ONKEONWE RD FRANKFORT, MI 49635 | | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BETSIE BAY FARMS LLC PATRICK FAYHEE 311 RALIEGH RD KENILWORTH IL 60043 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | | |
| LOT 3 ONKEONWE BEACH ALSO PT OF 'RESERVED' PLAT OF ONKEONWE BEACH COM S 1/4 COR OF SEC TH N 01° 58' 26" W 1330.94 FT TO SE COR G.L. 3 TH S 86° 53' 29" W 33.05 FT TO W LN ONKEONWE RD TH ALG W LN N 00° 05' 38" W 97 FT TO PT ON S'LY LN PLATTED ALLEY TH N 59° 34' 35" W 190.93 FT TO PT ON EXTEN E'LY LN LOT 3 OF SD PLAT AND POB TH S 33° 24' 51" W 63.90 FT TO NE'LY ROW OF 20 FT EASE TH ALG ROW N 65° 08' 30" W .31 FT TH N 51° 29' 34" W 47.94 FT TH N 38° 20' 10" W 2.13 FT TH ALG EXTEN OF W'LY LN LOT 3 N 33° 30' 23" E 56.41 FT TO S'LY LN 20 FT ALLEY TH S 59° 34' 35" E 50.05 FT TO POB P.A. 316 ONKEONWE RD 10-05-001-012-15 COMB HERE FOR 2009 PER ASSESSOR LDA EXEMPT | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$298 | | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 241,263 | 248,742 | 7,479 | | |
| 2. ASSESSED VALUE: | | 360,700 | 401,200 | 40,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 360,700 | 401,200 | 40,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | | |
| ASSESSOR | | PHONE # | | EMAIL | | |
| JILL BROWN | | (231) 881-4000 | | TOWNSHIPASSESSING@GMAIL.COM | | |
| HOW TO FILE AN APPEAL | | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | | |

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Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | | |
|--|--|--|--|----------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | | |
| | PARCEL NUMBER: 05-145-003-00 PROPERTY ADDRESS: 322 ONKEONWE RD FRANKFORT, MI 49635 | | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: TIPP ANN TIERNEY LIVING TRUST JOHN TIPP JR 1009 KENSINGTON AVE GROSSE POINTE MI 48230 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | | |
| LOT 4 ONKEONWE BEACH ALSO PT OF 'RESERVED' PLAT OF ONKEONWE BEACH COM S 1/4 COR OF SEC TH N 01° 58' 26" W 1330.94 FT TO SE COR G.L. 3 TH S 86° 53' 29" W 33.05 FT TO W LN ONKEONWE RD TH ALG W LN N 00° 05' 38" W 97 FT TO PT ON S'LY LN PLATTED ALLEY TH N 59° 34' 35" W 249.98 FT TO PT ON EXTEN E'LY LN LOT 4 OF SD PLAT AND POB TH S 33° 30' 23" W 56.41 FT TO NE'LY ROW 20 FT EASE TH N 38° 20' 10" W 48.55 FT TH N 28° 33' 31" W 4.43 FT TH ALG EXTEN OF W'LY LN LOT 4 N 33° 35' 52" E 36.51 FT TO S'LY LN 20 FT ALLEY TH S 59° 34' 35" E 50.06 FT TO POB EASE P.A. 322 ONKEONWE RD 10-05-001-012-16 COMB HERE FOR 2009 PER ASSESSOR | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$180 | | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 145,666 | 150,181 | 4,515 | | |
| 2. ASSESSED VALUE: | | 258,500 | 275,300 | 16,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 258,500 | 275,300 | 16,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | | |
| ASSESSOR | | PHONE # | | EMAIL | | |
| JILL BROWN | | (231) 881-4000 | | TOWNSHIPASSESSING@GMAIL.COM | | |
| HOW TO FILE AN APPEAL | | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | | |
| | PARCEL NUMBER: 05-145-004-00 PROPERTY ADDRESS: 332 ONKEONWE RD FRANKFORT, MI 49635 | | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FLETCHER JO ANN M & RENWICK ROBERT HAMMONDS BARBARA J 1120 CABOT DR FLINT MI 48532 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | | |
| LOT 5 ONKEONWE BEACH ALSO PT OF 'RESERVED' PLAT OF ONKEONWE BEACH COM S 1/4 COR OF SEC TH N 01° 58' 26" W 1330.94 FT TO SE COR G.L. 3 TH S 86° 53' 29" W 33.05 FT TO W LN ONKEONWE RD TH ALG W LN N 00° 05' 38" W 97 FT TO PT ON S'LY LN PLATTED ALLEY TH N 59° 34' 35" W 291.04 FT TO PT ON EXTEN E'LY LN LOT 5 OF PLAT AND POB TH ALG EXTEN S 33° 35' 52" W 36.51 FT TO NE'LY ROW OF 20 FT EASE TH N 28° 33' 31" W 56.69 FT TH ALG EXTEN W'LY LN LOT 5 N 33° 44' 12" E 7.26 FT TO S'LY LN 20 FT ALLEY TH S 59° 34' 35" E 50.19 FT TO POB EASE P.A. 330 & 332 ONKEONWE RD 10-05-001-012-17 COMB HERE FOR 2009 PER ASSESSOR | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$133 | | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 107,725 | 111,064 | 3,339 | | |
| 2. ASSESSED VALUE: | | 254,500 | 268,800 | 14,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 254,500 | 268,800 | 14,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | | |
| ASSESSOR | | PHONE # | | EMAIL | | |
| JILL BROWN | | (231) 881-4000 | | TOWNSHIPASSESSING@GMAIL.COM | | |
| HOW TO FILE AN APPEAL | | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|--|--|-------------------------------------|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-145-005-00 PROPERTY ADDRESS: 342 ONKEONWE RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SPAFFORD WENDY L & CHUEY LYNNETTE & NOETZEL JACQUELINE J 1579 VINE ST SAINT CLAIR MI 48079 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: 871* LOT 6 ONKEONWE BEACH P.A. 342 & 344 ONKEONWE ROAD [[4/69 167/101 QC; 220/721 QC | CALCULATION CHANGES | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$146 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 118,017 | 121,675 | 3,658 |
| 2. ASSESSED VALUE: | 240,300 | 252,600 | 12,300 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 240,300 | 252,600 | 12,300 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR JILL BROWN | PHONE # (231) 881-4000 | EMAIL TOWNSHIPASSESSING@GMAIL.COM | |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
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L-4400

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| | | | |
|---|--|---------------------------------------|----------------------------------|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-145-006-00 PROPERTY ADDRESS: 350 ONKEONWE RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KERR ROBERT W 350 ONKEONWE RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: 872* LOT 7 ONKEONWE BEACH P.A. 350 ONKEONWE ROAD [[6/75 157/893; 6/91 251/114 QC; | CALCULATION CHANGES | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$262 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 212,025 | 218,597 | 6,572 |
| 2. ASSESSED VALUE: | 301,600 | 328,500 | 26,900 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 301,600 | 328,500 | 26,900 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR JILL BROWN | PHONE # (231) 881-4000 | EMAIL TOWNSHIPASSESSING@GMAIL.COM | |
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L-4400

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| | | | |
|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-145-007-00 PROPERTY ADDRESS: 354 ONKEONWE RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: RAATZ LES & DEBRA 14644 NORTH 15TH AVE PHEONIX AZ 85023 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: 873* LOT 8 ONKEONWE BEACH P.A. 354 ONKEONWE ROAD | | CALCULATION CHANGES | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$258 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 208,555 | 215,020 |
| 2. ASSESSED VALUE: | | 289,600 | 313,700 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 289,600 | 313,700 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-145-008-00 PROPERTY ADDRESS: 368 ONKEONWE RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GERAN KYYLE J & RENEE E 2241 JOHNS DR BRIGHTON MI 48114 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: LOT 9 ONKEONWE BEACH ALSO PT OF 'RESERVED' PLAT OF ONKEONWE BEACH AND AN INTEREST IN COMMON WITH OTHERS IN THE BOATHOUSE RESERVE SHOWN ON THE PLAT OF ONKEONWE BEACH | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$455 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 367,683 | 379,081 | 11,398 | | |
| 2. ASSESSED VALUE: | 408,100 | 458,200 | 50,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 408,100 | 458,200 | 50,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-145-009-00 PROPERTY ADDRESS: 378 ONKEONWE RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PACE JOSEPHINE L ETAL 378 ONKEONWE RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 876* LOT 10 ONKEONWE BEACH P.A. 378 ONKEONWE ROAD [[DC 282/994; 4/94 282/995 WD; BP 10/95; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$109 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 160,234 | 165,201 | | |
| 2. ASSESSED VALUE: | | 342,200 | 378,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 342,200 | 378,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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THIS IS NOT A TAX BILL

L-4400

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-145-010-00 PROPERTY ADDRESS: 380 ONKEONWE RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: AUGUSTINE BEVERLY & VICE JULIE NELSON JASON VICE PO BOX 85 GENOA CO 80818 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 877* LOT 11 ONKEONWE BEACH P.A. 380 ONKEONWE ROAD [[10/76 164/295; 6/79 177/760 | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$129 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| 1. TAXABLE VALUE: | 104,685 | 107,930 | 3,245 | | |
| 2. ASSESSED VALUE: | 288,000 | 299,000 | 11,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: | 1.000 | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 288,000 | 299,000 | 11,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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L-4400

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| | | | |
|---|---|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-145-011-00 PROPERTY ADDRESS: 391 ONKEONWE RD FRANKFORT, | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HAWKINS JAMES S PO BOX 113 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: 878* LOT 12 ONKEONWE BEACH P.A. 391 ONKEONWE ROAD | | CALCULATION CHANGES | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$67 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 98,239 | 101,284 |
| 2. ASSESSED VALUE: | | 316,500 | 415,500 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 316,500 | 415,500 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-145-012-00 PROPERTY ADDRESS: 405 ONKEONWE RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: RONEY TRUST 4399 SATINWOOD DR OKEMOS MI 48864 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 879* LOTS 13-14 ONKEONWE BEACH P.A. 405 ONKEONWE ROAD | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$393 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 318,113 | 327,974 | 9,861 | | |
| 2. ASSESSED VALUE: | 511,900 | 544,600 | 32,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 511,900 | 544,600 | 32,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-145-013-00 PROPERTY ADDRESS: 412 ONKEONWE RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: STOVER FAMILY COTTAGE LLC KAY ETHRIDGE 360 FAIRWAYS DR CHELSEA MI 48118 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| LOT 15 ONKEONWE BEACH P.A. 412 ONKEONWE ROAD [I 11/85 244/531 QC; 9/91 253/616 QC; SPLIT TO 145-013-0A AND 0B 1/6% INT EQUALLY FOR 2012 COMBINED W/05-145-013-0A & 0B FOR 2016 PER OWNER REQUEST | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$208 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 168,340 | 173,558 | | |
| 2. ASSESSED VALUE: | | 324,800 | 423,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 324,800 | 423,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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L-4400

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|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-145-014-00 PROPERTY ADDRESS: 424 ONKEONWE RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BLAIR CYNTHIA B LVNG TRUST 3043 MOORE DR OVIEDO FL 32765 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 881* LOT 16 ONKEONWE BEACH P.A. 424 ONKEONWE ROAD [[8/79 179/289; 179/291; 302/763 DC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$231 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 187,020 | 192,817 | 5,797 | | |
| 2. ASSESSED VALUE: | 309,100 | 337,600 | 28,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 309,100 | 337,600 | 28,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| | | | | | |
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| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-145-015-00 PROPERTY ADDRESS: 434 ONKEONWE RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: NELMS RUSSELL A & TERRY M 149 CARIBOU CT MONTGOMERY TX 77316 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 882* LOT 17 ONKEONWE BEACH P.A. 434 ONKEONWE ROAD | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$263 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 212,757 | 219,352 | | |
| 2. ASSESSED VALUE: | | 322,800 | 420,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 322,800 | 420,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-145-016-00 PROPERTY ADDRESS: 444 ONKEONWE RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GOHN PENNY A 99 MEADOWFIELD LN COMSTOCK PARK MI 49321 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 883* LOT 18 ONKEONWE BEACH P.A. 444 ONKEONWE ROAD [[6/74 154/94; 7/88 QC 228/639; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$2031 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 105,603 | 108,876 | 3,273 | | |
| 2. ASSESSED VALUE: | 237,500 | 249,700 | 12,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 237,500 | 249,700 | 12,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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THIS IS NOT A TAX BILL

L-4400

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-145-017-00 PROPERTY ADDRESS: 458 ONKEONWE RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: COLLIER JOEL G & KATHERINE M 251 EAST CENTER RD ESSEXVILLE MI 48732 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | | .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: 884* LOT 19 ONKEONWE BEACH P.A. 458 ONEKONWE ROAD [[6/75 157/989; 6/93 273/540 QC; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$249 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 201,256 | 207,494 | | |
| 1. TAXABLE VALUE: | | 276,200 | 297,600 | | |
| 2. ASSESSED VALUE: | | | 21,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 276,200 | 297,600 | | |
| | | | 21,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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L-4400

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-145-018-00 PROPERTY ADDRESS: 466 ONKEONWE RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FLORY AMY 710 N MAIN ST CHESANING MI 48616 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 885* LOT 20 ONKEONWE BEACH P.A. 466 ONKEONWE ROAD [[208/535; BP 9/95; 03/96 303/595 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$211 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 170,935 | 176,233 | | |
| 2. ASSESSED VALUE: | | 249,000 | 263,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 249,000 | 263,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-145-019-00 PROPERTY ADDRESS: ONKEONWE RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MEYER JOHN WILLIAM & ANA MERCEDES P 639 ELECTRA DR HOUSTON TX 77079 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 886* LOT 21 ONKEONWE BEACH [[7/89 QC 235/724; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$219 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 176,981 | 182,467 | 5,486 | | |
| 2. ASSESSED VALUE: | 185,300 | 185,300 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 185,300 | 185,300 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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.

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|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-145-020-00 PROPERTY ADDRESS: 486 ONKEONWE RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MEYER JOHN WILLIAM & MEYER PEREZ ANA MERCEDES 639 ELECTRA DR HOUSTON TX 77079 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 887* LOT 22 ONKEONWE BEACH P.A. 486 ONKEONWE ROAD [[BP 8/95; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$267 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 215,749 | 222,437 | | |
| 2. ASSESSED VALUE: | | 313,300 | 343,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 313,300 | 343,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | | PHONE # | | | |
| JILL BROWN | | (231) 881-4000 | | | |
| | | EMAIL | | | |
| | | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | |
|---|--|--|-------------------------------------|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-145-022-00 PROPERTY ADDRESS: 494 ONKEONWE RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: JAMES HEIDE ANNE & DAVID ALEXANDER 505 WHITE PINE DR CADILLAC MI 49601 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: 889* LOT 24 ONKEONWE BEACH P.A. 494 ONKEONWE ROAD [[2/78 171/609; 4/82 191/511 LC; 4/91 249/779 QC; | CALCULATION CHANGES | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$111 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 89,647 | 92,426 | 2,779 |
| 2. ASSESSED VALUE: | 322,700 | 423,200 | 100,500 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 322,700 | 423,200 | 100,500 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR JILL BROWN | PHONE # (231) 881-4000 | EMAIL TOWNSHIPASSESSING@GMAIL.COM | |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
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L-4400

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|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-150-001-00 PROPERTY ADDRESS: 1755 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HO EDNA E RVL T 1767 NORFOLK ST BIRMINGHAM MI 48009 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 892A* LOTS 1-1A SEELY SHORES SEC 14 T26N R16W P.A. 1755 E. SOUTH SHORE DRIVE [[9/78 174/653; 8/81 189/98 QC; 11/88 230/761 & 766 QC'S; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$612 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 494,688 | 510,023 | 15,335 | | |
| 2. ASSESSED VALUE: | 806,200 | 948,800 | 142,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 806,200 | 948,800 | 142,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| | PARCEL NUMBER: 05-150-002-00 PROPERTY ADDRESS: 1765 SOUTH SHORE DR E FRANKFORT, 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PARKS JOHN B PARKS ROBERTA L 41 CHESTNUT CT ZIONSVILLE IN 46077 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: 892-2* LOTS 2-2A SEELY SHORES P.A. 1765 E. SOUTH SHORE DRIVE [[213/379; 8/89 WD 236/364 366; | | CALCULATION CHANGES | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$278 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 224,520 | 231,480 |
| 2. ASSESSED VALUE: | | 607,000 | 767,200 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 607,000 | 767,200 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-150-003-00 PROPERTY ADDRESS: 1785 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PUBLOW CHRISTOPER & LORRAINE TRUST 7630 COLEY AVE LAS VEGAS NV 89117 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 892-3* LOTS 3-3A SEELY SHORES P.A. 1785 E. SOUTH SHORE DRIVE [[12/76 164/246; 9/81 WD 188/913; 12/93 279/443; 8/95 297/ 1073 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$395 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 582,084 | 600,128 | 18,044 | | |
| 1. TAXABLE VALUE: | 582,084 | 600,128 | 18,044 | | |
| 2. ASSESSED VALUE: | 930,300 | 1,098,400 | 168,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 930,300 | 1,098,400 | 168,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-150-004-00 PROPERTY ADDRESS: 1805 SOUTH SHORE DR E FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ZINSER JENNY A TRUST & HORLINGS JULIA E TRUST 1680 TALL GRASS LANE LAKE FOREST IL 60045 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: 892-4* LOTS 4-4A SEELY SHORES P.A. 1805 EAST SOUTH SHORE DRIVE [[10/78 175/397 LC; 2/87 QC 218/849; 11/86 WD 222/227; 2/87 218/849; 8/87 WD 223/741; 11/87 QC 224/101; | | CALCULATION CHANGES | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$6298 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 327,420 | 337,570 |
| 2. ASSESSED VALUE: | | 849,200 | 1,018,000 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 849,200 | 1,018,000 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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THIS IS NOT A TAX BILL

L-4400

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-150-005-00 PROPERTY ADDRESS: 1825 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ON CRYSTAL LAKE TIME LLC 8 PINE BRIAR CIRCLE HOUSTON TX 77056 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 892-5* LOTS 5-5A SEELY SHORES P.A. 1825 E. SOUTH SHORE DRIVE [[10/82 193/550 WD; 7/93 273/977 WD; BP 5/95; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$512 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 413,982 | 426,815 | 12,833 | | |
| 2. ASSESSED VALUE: | 634,300 | 803,800 | 169,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 634,300 | 803,800 | 169,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-155-001-00 PROPERTY ADDRESS: 1996 BALSAM CT PVT FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: NAHNSEN DENNIS A & MARGARET 4518 WINDJAMMER LN FORT MYERS FL 33919 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 893* LOT 1 WILDWOOD SEC 16 T26N R16W P.A. 1996 BALSAM COURT | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$52 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 42,306 | 43,617 | 1,311 | | |
| 2. ASSESSED VALUE: | 197,800 | 193,600 | -4,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 197,800 | 193,600 | -4,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-155-002-00 PROPERTY ADDRESS: BALSAM CT FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HOLT COTTAGES LLC 1908 N CLARK ST APPLETON WI 54911 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 894* LOT 2 WILDWOOD [[12/75 160/246; 6/76 160/455; 3/87 219/119 MLC; 4/92 259/ 430 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$46 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 37,597 | 38,762 | 1,165 | | |
| 2. ASSESSED VALUE: | 54,200 | 51,800 | -2,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 54,200 | 51,800 | -2,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-155-003-00 PROPERTY ADDRESS: 1974 BALSAM CT FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HARBESON JOHN W & ANN E & 4978 SENTINEL DR # 203 BETHESDA MD 20816 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 895* LOT 3 WILDWOOD P.A. 1974 BALSAM COURT [[12/77 169/822; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$54 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 43,336 | 44,679 | 1,343 | | |
| 2. ASSESSED VALUE: | 207,800 | 206,800 | -1,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 207,800 | 206,800 | -1,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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L-4400

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-155-004-00 PROPERTY ADDRESS: 1962 BALSAM CT FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: STEWART FAMILY COTTAGE LLC CINDY STEWART 3910 OLD COLONY KALAMAZOO MI 49008 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 896* LOT 4 WILDWOOD P.A. 1962 BALSAM COURT [[10/75 158/199; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$129 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 104,460 | 107,698 | 3,238 | | |
| 2. ASSESSED VALUE: | 259,400 | 211,200 | -48,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 259,400 | 211,200 | -48,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) Field Inspection | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-155-005-00 PROPERTY ADDRESS: 1954 BALSAM CT FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WEIR PETER H & NANCY K REV TRUST PO BOX 846 FRANKFORT MI 49635-0846 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 897* LOT 5 WILDWOOD P.A. 1954 BALSAM COURT [[6/74 154/444; 180/965 MLC; 4/77 181/690; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$72 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 58,467 | 60,279 | 1,812 | | |
| 2. ASSESSED VALUE: | 269,100 | 262,800 | -6,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 269,100 | 262,800 | -6,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-155-006-00 PROPERTY ADDRESS: 1942 MAPLE DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WEIR MICHIGAN PROPERTY TRUST 4639 133RD AVE SE BELLEVUE WA 98006 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 898* LOT 6 WILDWOOD P.A. 1942 MAPLE DRIVE [[8/78 174/459; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$49 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 39,649 | 40,878 | 1,229 | | |
| 2. ASSESSED VALUE: | 152,600 | 149,500 | -3,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 152,600 | 149,500 | -3,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-155-007-00 PROPERTY ADDRESS: 1930 MAPLE DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LANPHIER PENFIELD S 1540 N GREENVIEW UNIT M CHICAGO IL 60643 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| LOT 7 & N 22 1/2 FT OF LOT 8 WILDWOOD SPLIT TO 10-05-160-007-10 FOR 2009 NON CONTIGUOUS LOT \$ FOR 10-05-160-007-10 HERE FOR 2009 P.A. 1930 MAPLE ROAD | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$96 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 77,691 | 80,099 | 2,408 | | |
| 2. ASSESSED VALUE: | 246,600 | 241,000 | -5,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 246,600 | 241,000 | -5,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | |
|---|--|---------------------------------------|----------------------------------|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-155-008-00 PROPERTY ADDRESS: 1918 MAPLE DR FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FOUR WINDS COTTAGE LLC STEPHEN MISCHEN 1807 REGAL LN GREENSBORO NC 27410 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: 900* S 32 FT OF LOT 8 & ALL OF LOT 9 WILDWOOD. ALSO PARKING SPACE IN LOT 14 1ST ADD WILDWOOD P.A. 1918 MAPLE DRIVE [[8/90 244/563 WD; | CALCULATION CHANGES | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$114 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 92,009 | 94,861 | 2,852 |
| 2. ASSESSED VALUE: | 282,100 | 275,800 | -6,300 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 282,100 | 275,800 | -6,300 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR JILL BROWN | PHONE # (231) 881-4000 | EMAIL TOWNSHIPASSESSING@GMAIL.COM | |
| HOW TO FILE AN APPEAL | | | |
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L-4400

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-155-009-00 PROPERTY ADDRESS: 1898 MAPLE DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: VON HOYNINGENHUENE AC 72621 TRAMWAY VISTA DR NE ALBUQUERQUE NM 87122 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 901* LOT 10 WILDWOOD P.A. 1898 MAPEL DRIVE [I 10/90 246/202 IND PRSNL REP; BP 11/91; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$95 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 77,076 | 79,465 | 2,389 | | |
| 2. ASSESSED VALUE: | 304,600 | 299,500 | -5,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 304,600 | 299,500 | -5,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-155-010-00 PROPERTY ADDRESS: 1884 BEECH RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WALTON MARK A TRUST 1930 LAKE POINTE DR ORTONVILLE MI 48462 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 902* LOT 11 WILDWOOD ALSO N 12 FT OF S 32 FT OF LOT 14 1ST ADD WILDWOOD P.A. 1884 BEECH RAOD [[4/76 161/292; 1/89 QC 237/121; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$56 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 45,375 | 46,781 | 1,406 | | |
| 2. ASSESSED VALUE: | 242,000 | 237,300 | -4,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 242,000 | 237,300 | -4,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-155-011-00 PROPERTY ADDRESS: 1872 BEECH RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MACWILLIAMS DAVIDE & RINEHART LESLIE C 11 FALL RIDGE RD WESTON CT 06883 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 903* LOTS 12-13 WILDWOOD P.A. 1872 BEECH ROAD SPLIT TO 155-011-10 FOR 2003 PER OWNER REQ | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$2387 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 239,972 | 299,811 | 59,839 | | |
| 2. ASSESSED VALUE: | 415,600 | 460,800 | 45,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 415,600 | 460,800 | 45,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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THIS IS NOT A TAX BILL**L-4400****Notice of Assessment, Taxable Valuation, and Property Classification**

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-155-011-10 PROPERTY ADDRESS: 1872 BEECH RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MACWILLIAMS DAVIDE & RINEHART LESLIE C 11 FALL RIDGE RD WESTON CT 06883 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: LOT 14 WILDWOOD P.A. 1872 BEECH ROAD SPLIT FROM 155-011-00 FOR 2003 PER OWNER REQ | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$47 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 38,382 | 39,571 | | |
| 2. ASSESSED VALUE: | | 126,600 | 120,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 126,600 | 120,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-155-012-00 PROPERTY ADDRESS: BEECH RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: VON HOYNINGERHUENE AC 72621 TRAMWAY VISTA DR NE ALBUQUERQUE NM 87122 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| 904* W 28 FT & E 35 1/2 FT OF LOT 15 EXC 5 X 10 IN SE COR WILDWOOD [[10/90 246/202 IND PRSNL REP; BP 11/91; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$15 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 12,456 | 12,842 |
| 2. ASSESSED VALUE: | | 57,000 | 54,300 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 57,000 | 54,300 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|-------------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-155-013-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FOUR WINDS COTTAGE LLC STEPHEN MISCHEN 1807 REGAL LN GREENSBORO NC 27410 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: 905* LOT 15 EXC E 35 1/2 FT & EXC W 28 FT WILDWOOD. [[8/90 244/563 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$15 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 12,197 | 12,575 | 378 | | |
| 2. ASSESSED VALUE: | 33,800 | 33,800 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 33,800 | 33,800 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|--|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-155-014-00 PROPERTY ADDRESS: 1908 BEECH RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ULEN GENE S SHAHER LORI D & LOTZAR HEATHER LORI SHAHER 6057 E WALTANN DR SCOTTSDALE AZ 85254 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | |
| 906* LOTS 16-17 WILDWOOD SUBJ TO ESMNTS OF RECORD 2019R-02118 P.A. 1908 BEECH ROAD [7/81 188/216 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$86 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 69,711 | 71,872 |
| 2. ASSESSED VALUE: | | 157,600 | 152,600 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 157,600 | 152,600 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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L-4400

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-155-015-00 PROPERTY ADDRESS: 1928 BEECH RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HOUSE STEWART A & RUTH S VAN ZUYLEN VAN NIJEVELTSTRAT 188 WASSENAAR 2242 AX NETHERLANDS | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 907* LOT 18 EXC N 23 FT WILDWOOD P.A. 1928 BEECH ROAD [[209/280; 4/87 QC 219/618; 221/241 WD; 7/87 221/241 WD; 7/91 252/57 WD; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$132 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 106,473 | 109,773 | | |
| 1. TAXABLE VALUE: | | 140,500 | 137,100 | | |
| 2. ASSESSED VALUE: | | | -3,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 140,500 | 137,100 | | |
| | | | -3,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-155-016-00 PROPERTY ADDRESS: 1961 MAPLE DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MCMAHON JOHN III & CHRISTINE 603 LANTERN WAY AURORA OH 44202-7717 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 908* LOT 19 & N 23 FT OF LOT 18 WILDWOOD P.A. 1978 BEECH ROAD [[3/83 195/710 QC; 11/90 247/1216 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$101 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 81,300 | 83,820 | 2,520 | | |
| 1. TAXABLE VALUE: | 81,300 | 83,820 | 2,520 | | |
| 2. ASSESSED VALUE: | 208,400 | 203,600 | -4,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 208,400 | 203,600 | -4,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-155-017-00 PROPERTY ADDRESS: 1995 BEECH RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: NAHNSEN DENNIS & MARGARET 4518 WINDJAMMER LN FORT MYERS FL 33919 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 909* BEG AT SE COR LOT 20 W 10.63 FT NO DEG 1' 54.90 FT TO E LN OF LOT 20 ALSO LOTS 21-22 WILDWOOD FT S 10 DEG 35' E OF NE COR ALSO LOTS 21-22 WILDWOOD P.A. 1995 BEECH ROAD [[6/73 149/698; 3/95 292/1168 WD; 03/96 304/423 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$138 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 111,609 | 115,068 | 3,459 | | |
| 2. ASSESSED VALUE: | 226,500 | 226,100 | -400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 226,500 | 226,100 | -400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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THIS IS NOT A TAX BILL

L-4400

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| | | | |
|---|--|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-155-018-00 PROPERTY ADDRESS: 1981 MAPLE DR FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WALKER FAMILY LTD PARTNERSHIP 16 RAYMOND ST FAIRHAVEN MA 02719 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| 909A* TH PT OF LOT 20 S OF A LN RNNNG N 62 DEG 49' W FROM A PT ON E'LY LN 35.62 FT S 10 DEG 35' E OF NE COR EXC DEG AT SE COR LOT 20 W 10.63 FT NO DEG 1' E 54.90 FT TO E LN OF LOT 20 WILDWOOD P.A. 1981 MAPLE DRIVE [[116/47; 10/81 189/162 WD; 11/89 239/995 QC; 9/94 288/ 32 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$87 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 70,197 | 72,373 |
| 2. ASSESSED VALUE: | | 140,600 | 136,900 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 140,600 | 136,900 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

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L-4400

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-155-019-00 PROPERTY ADDRESS: 1998 BEECH RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HOLT COTTAGES LLC 1908 N CLARK ST APPLETON WI 54911 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 910* LOT 23 WILDWOOD P.A. 1998 BEECH ROAD [[1/91 248/445 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$90 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 72,636 | 74,887 | 2,251 | | |
| 2. ASSESSED VALUE: | 102,100 | 100,500 | -1,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 102,100 | 100,500 | -1,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-155-020-00 PROPERTY ADDRESS: 1985 BALSAM CT FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HOLT COTTAGES LLC 1908 N CLARK ST APPLETON WI 54911 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 911* LOT 24 WILDWOOD P.A. 1985 BALSAM COURT [[6/77 169/935; 1/78 171/24; 3/87 219/119 MLC; 4/92 259/430 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$99 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 80,143 | 82,627 | 2,484 | | |
| 2. ASSESSED VALUE: | 105,200 | 106,700 | 1,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 105,200 | 106,700 | 1,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
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| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-155-021-00 PROPERTY ADDRESS: 1977 BALSAM CT FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SCOLNIK WHITNEY ELIZABETH 6465 HOLLIDAY DR WEST INDIANAPOLIS IN 46260 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 912* LOT 25 WILDWOOD P.A. 1977 BALSAM COURT | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$185 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 149,600 | 154,237 | 4,637 | | |
| 2. ASSESSED VALUE: | 149,600 | 234,100 | 84,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 149,600 | 234,100 | 84,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|---|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-155-022-00 PROPERTY ADDRESS: 1965 BALSAM CT FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CHUBB WALSTON JR 201 RIVERVIEW DR MCKEESPORT PA 15131-3027 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: 913* LOTS 26-27 WILDWOOD P.A. 1965 BALSAM COURT | | CALCULATION CHANGES | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$78 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 63,246 | 65,206 |
| 2. ASSESSED VALUE: | | 146,400 | 141,500 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 146,400 | 141,500 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-160-001-00 PROPERTY ADDRESS: 1964 BEECH RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ZINN EDITH MCLUSKY TRUST 5555 PARADISE DR APT 212 CORTE MADERA CA 94925 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 914* LOTS 1-2 1ST ADD WILDWOOD SEC 16 T26N R16W P.A. 1963 BEECH ROAD [[9/87 222/469 QC; 8/89 QC 237/398; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$-223 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 180,700 | -5,600 | | |
| 2. ASSESSED VALUE: | | 180,700 | -5,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 180,700 | -5,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-160-002-00 PROPERTY ADDRESS: 1938 BEECH RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: JUDITH SUTTON COTTAGE LLC JUDITH SUTTON COTTAGE LLC 9950 ESTEP DR INDIANAPOLIS IN 46280 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 914A* LOTS 4-5 1ST ADD WILDWOOD P.A. 1990 BEECH RAOD [[10/83 199/85 TAX DEED ; 208/99; 204/824; 8/86 215/874 9/87 WD 226/457; 3/88 WD 226/458 | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$143 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 115,756 | 119,344 | | |
| 1. TAXABLE VALUE: | | 229,200 | 223,400 | | |
| 2. ASSESSED VALUE: | | | -5,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 229,200 | 223,400 | | |
| | | | -5,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-160-003-00 PROPERTY ADDRESS: 1900 EVERGREEN DR FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GISH ANTHONY J & ELIZABETH A JRT 308 HILLCREST DRIVE MADISON IN 47250 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 915* LOTS 6-9-10 & PARKING SPACE N LOT 14 1ST ADD WILDWOOD [[10/83 199/85 TAX DEED; 203/100; 205/833; 3/91 250/847 WD; 7/91 252/05 QC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$177 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 142,933 | 147,363 | 4,430 | | |
| 1. TAXABLE VALUE: | 142,933 | 147,363 | 4,430 | | |
| 2. ASSESSED VALUE: | 254,300 | 253,200 | -1,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 254,300 | 253,200 | -1,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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THIS IS NOT A TAX BILL

L-4400

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| | | | | | |
|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-160-004-00 PROPERTY ADDRESS: 1950 BEECH RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CASEY MATTHEW P & KATE E 29 BALTIMORE DR NE GRAND RAPIDS MI 49503 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 916* LOT 3 1ST ADD WILDWOOD P.A. 1950 BEECH ROAD [[7/76 162/284; BP 7/93; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$187 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 103,100 | 107,796 | 4,696 | | |
| 1. TAXABLE VALUE: | 103,100 | 110,000 | 6,900 | | |
| 2. ASSESSED VALUE: | 103,100 | 110,000 | 6,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 103,100 | 110,000 | 6,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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L-4400

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-160-005-00 PROPERTY ADDRESS: 1942 BEECH RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CLEMENTS BRUCE CLEMENTS HANNA K TRUSTEES 1 SUSSEX ST SAN FRANCISCO CA 94131 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: 917* LOT 8 1ST ADD WILDWOOD P.A. 1942 BEECH RAOD [[9/92 264/987 QC; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$36 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 28,813 | 29,706 | | |
| 1. TAXABLE VALUE: | | 893 | | | |
| 2. ASSESSED VALUE: | | 94,600 | 91,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | -2,700 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 94,600 | 91,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|--|
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|--|

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|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-160-006-00 PROPERTY ADDRESS: MAPLE DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MCMAHON JOHN III & CHRISTINE 603 LANTERN WAY AURORA OH 44202-7717 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 918* LOT 7 1ST ADD WILDWOOD [[3/83 195/710 QC; 11/90 247/126 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$2 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 1,533 | 1,580 | 47 | | |
| 2. ASSESSED VALUE: | 9,100 | 9,100 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 9,100 | 9,100 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
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| ASSESSOR | PHONE # | EMAIL | | | |
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| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-160-007-00 PROPERTY ADDRESS: BEECH RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WEIR MICHIGAN PROPERTY TRUST 4639 133RD AVE SE BELLEVUE WA 98006 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 919* LOT 11 ALSO N 12 FT OF S 44 FT OF LOT 14 1ST ADD WILDWOOD [[8/78 174/459 | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$17 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 13,680 | 14,104 | | |
| 1. TAXABLE VALUE: | | 68,600 | 68,600 | | |
| 2. ASSESSED VALUE: | | 68,600 | 68,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | 68,600 | 68,600 | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 68,600 | 68,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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THIS IS NOT A TAX BILL

L-4400

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-160-008-00 PROPERTY ADDRESS: 1914 BEECH RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PRENEVOST JEFFREY & BEVERLY RVT 14001 RIKER RD CHELSEA MI 48118 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 920* LOTS 12-13 ALSO N 24 FT OF LOT 14 1ST ADD WILDWOOD SUBJ TO ESMNTS OF RECORD 2019R-02118 P.A. 1914 BEECH ROAD [[7/81 188/216 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$158 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 127,837 | 131,799 | | |
| 1. TAXABLE VALUE: | | 280,300 | 274,600 | | |
| 2. ASSESSED VALUE: | | | -5,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 280,300 | 274,600 | | |
| | | | -5,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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L-4400

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-160-012-00 PROPERTY ADDRESS: BEECH RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MACWILLIAMS DAVIDE & RINEHART LESLIE C 11 FALL RIDGE RD WESTON CT 06883 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 924* LOT 15 1ST ADD WILDWOOD [[6/74 155/727; 7/79 178/730 QC | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$23 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 18,575 | 19,150 | 575 | | |
| 2. ASSESSED VALUE: | 30,700 | 29,300 | -1,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 30,700 | 29,300 | -1,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|--|
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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-170-001-00 PROPERTY ADDRESS: 2407 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PEREZ-SANZ JOSE R TRUST & BOSHER CATHERINE S TRUST CATHERINE BOSHER 2407 E SOUTH SHORE DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 926* LOTS 1 & 73 CRYSTAL BEACH #1 SEC 13-14 T26N R16W P.A. 2407 E. SOUTH SHORE DRIVE [(6/75 159/554; 10/79 180/402 WD; 7/80 WD 183/382; 8/93 274/454 WD; 11/92 274/452 DC; 02/96 303/577 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$158 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 233,641 | 240,883 | 7,242 | | |
| 2. ASSESSED VALUE: | 540,500 | 647,500 | 107,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 540,500 | 647,500 | 107,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-170-002-00 PROPERTY ADDRESS: 2417 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LOGAN REGINA LOPATA 1435 W BERWYN AVE APT 1 CHICAGO IL 60640 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 953* LOTS 2-72 CRYSTAL BEACH #1 P.A. 2417 E. SOUTH SHORE DRIVE [[3/75 153/858; 12/87 224/424 QC; 7/93 DC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$224 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 181,076 | 186,689 | 5,613 | | |
| 2. ASSESSED VALUE: | 529,500 | 636,600 | 107,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 529,500 | 636,600 | 107,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-170-003-00 PROPERTY ADDRESS: 2429 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: EWING KEVIN A & ALISON H 7915 FENWAY RD BETHESDA MD 20817 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 957* LOTS 3-71 CRYSTAL BEACH #1 P.A. 2429 E. SOUTH SHORE DRIVE [[5/74 157/814; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$389 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 314,557 | 324,308 | 9,751 | | |
| 2. ASSESSED VALUE: | 481,200 | 605,900 | 124,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 481,200 | 605,900 | 124,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | | | |
|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-170-004-00 PROPERTY ADDRESS: 2437 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MCKNIGHT PETER M & ANNE K & JAMES I 61 FLORAL AVE TERRACE PARK OH 45174 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 928* LOTS 4-70 CRYSTAL BEACH #1 P.A. 2437 E. SOUTH SHORE DRIVE [[3/75 153/856; 9/93 276/170-171 QC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$481 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 388,998 | 401,056 | 12,058 | | |
| 1. TAXABLE VALUE: | 388,998 | 401,056 | 12,058 | | |
| 2. ASSESSED VALUE: | 649,000 | 773,200 | 124,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 649,000 | 773,200 | 124,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
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|--|

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L-4400

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| | | | |
|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-170-005-00 PROPERTY ADDRESS: 2445 SOUTH SHORE DR E FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MYERS DAVID ALLEN & DEVRIES MARY R 2445 SOUTH SHORE DR E FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| 929* LOTS 5 & 69 CRYSTAL BEACH #1 P.A. 2445 E. SOUTH SHORE DRIVE [[203/137 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$109 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 161,024 | 166,015 |
| 2. ASSESSED VALUE: | | 443,800 | 551,400 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 443,800 | 551,400 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-170-006-00 PROPERTY ADDRESS: 2455 SOUTH SHORE DR E FRANKFORT, 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MOORE CYNTHIA L MOORE DAVID N 12964 PORTSMOUTH DR CARMEL IN 46032 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | |
| 952* LOTS 6-68 CRYSTAL BEACH #1 P.A. 2455 E. SOUTH SHORE DRIVE [[4/75 154/254; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$322 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 260,375 | 268,446 |
| 2. ASSESSED VALUE: | | 499,500 | 606,500 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 499,500 | 606,500 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-170-007-00 PROPERTY ADDRESS: 2465 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HARVEY ADAMS LLC MARTIN ADAMS 35554 CLOVERLEAF LANE PORTAGE MI 49024 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 951* LOTS 7-67 CRYSTAL BEACH #1 P.A. 2465 E. SOUTH SHORE DRIVE [[4/75 154/243; 6/82 WD 191/888; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$347 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 280,797 | 289,501 | 8,704 | | |
| 2. ASSESSED VALUE: | 463,700 | 589,200 | 125,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 463,700 | 589,200 | 125,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | |
|---|--|---------------------------------------|----------------------------------|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-170-008-00 PROPERTY ADDRESS: 2473 SOUTH SHORE DR E FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GABOURY FRANK & RUTH J TRUST 6534 REPUBLIC DR PORT RICHEY FL 34668 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: 930* LOTS 8-66 CRYSTAL BEACH #1 P.A. 2473 E. SOUTH SHORE DRIVE [[10/79 179/950; 179/952 QC; 12/90 247/769 WD; 6/91 251/579 WD; 4/91 251/580 WD; 9/93 275/430 QC; 248/200 DC; | CALCULATION CHANGES | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$168 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 136,074 | 140,292 | 4,218 |
| 2. ASSESSED VALUE: | 392,400 | 500,300 | 107,900 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 392,400 | 500,300 | 107,900 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR JILL BROWN | PHONE # (231) 881-4000 | EMAIL TOWNSHIPASSESSING@GMAIL.COM | |
| HOW TO FILE AN APPEAL | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

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|--|
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| | | | | | |
|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-170-009-00 PROPERTY ADDRESS: 2483 SOUTH SHORE DR E FRANKFORT, 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: NEALE WILLIAM & CAROLYN 10946 HAMILTON PASS FISHERS IN 46038 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 926-9* LOTS 9-65 CRYSTAL BEACH #1 P.A. 2483 E. SOUTH SHORE DRIVE [[4/75 154/239; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$444 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 358,927 | 370,053 | 11,126 | | |
| 2. ASSESSED VALUE: | 498,500 | 650,900 | 152,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 498,500 | 650,900 | 152,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
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| ASSESSOR | PHONE # | EMAIL | | | |
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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-170-010-00 PROPERTY ADDRESS: 2493 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BROWN BARBARA A TRUST 20229 167TH ST BASEHOR KS 66007-5181 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 949* LOTS 10-64 CRYSTAL BEACH #1 P.A. 2593 E. SOUTH SHORE DRIVE [[4/75 154/252; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$331 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 267,888 | 276,192 | 8,304 | | |
| 1. TAXABLE VALUE: | 267,888 | 276,192 | 8,304 | | |
| 2. ASSESSED VALUE: | 426,500 | 534,500 | 108,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 426,500 | 534,500 | 108,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-170-011-00 PROPERTY ADDRESS: 2507 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HAMP JAMES A & LESLIE A TRUST 2507 S SHORE E FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 20% INT LOTS 11&63 CRYSTAL BEACH #1 P.A. 2507 E. SOUTH SHORE DRIVE [[6/74 153/868; 8/76 162/696; 4/89 QC 234/70; 12/92 266/889 QC; 2/93 268/589 QC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$148 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 218,389 | 225,159 | 6,770 | | |
| 2. ASSESSED VALUE: | 607,100 | 607,400 | 300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 607,100 | 607,400 | 300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|

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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-170-012-00 PROPERTY ADDRESS: 2521 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HAMP MELISSA TRUST 2521 E SOUTH SHORE DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 946* LOTS 12 & 62 CRYSTAL BEACH #1 P.A. 2521 E. SOUTH SHORE DRIVE [[7/79 178/332 QC; 6/83 197/118 QC; 4/83 197/118 QC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$159 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 234,510 | 241,779 | 7,269 | | |
| 2. ASSESSED VALUE: | 537,300 | 684,400 | 147,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 537,300 | 684,400 | 147,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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L-4400

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-170-013-00 PROPERTY ADDRESS: 2529 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MELLOW JAMES K TRUST ANN FLECKENSTEIN 423 GEORGIA AVE SE UNIT 201 ATLANTA GA 30312 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 948* LOTS 13-61 CRYSTAL BEACH #1 P.A. 2529 E. SOUTH SHORE DRIVE [[4/75 154/244; 2/82 WD 190/506; 5/95 294/221 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$209 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 169,296 | 174,544 | 5,248 | | |
| 2. ASSESSED VALUE: | 428,300 | 537,300 | 109,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 428,300 | 537,300 | 109,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-170-014-00 PROPERTY ADDRESS: 2537 SOUTH SHORE DR E FRANKFORT, 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HOCHULI LAURA TRUST 1960 N HOWE ST CHICAGO IL 60614 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| INTEREST IN LOTS 14& 60 CRYSTAL BEACH #1 P.A. 2537 E SOUTH SHORE DRIVE SEE 017-014-0A 0B 1A FOR REMAINING INTEREST SPLIT TO 170014-0B & 1A FOR 2000 170-014-0A & 0B & 1A COMB HERE FOR 2005 PER ASSESSOR | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$334 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 270,019 | 278,389 | | |
| 2. ASSESSED VALUE: | | 516,800 | 623,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 516,800 | 623,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-170-015-00 PROPERTY ADDRESS: 2549 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: LYONS GARY STEPHEN 6353 LAMPOST CIRCLE GRAND RAPIDS MI 49546 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 944* LOTS 15-59 CRYSTAL BEACH #1 P.A. 2549 E. SOUTH SHORE DRIVE [[4/75 154/250; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$850 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 687,543 | 708,856 | 21,313 | | |
| 2. ASSESSED VALUE: | 990,700 | 843,500 | -147,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 990,700 | 843,500 | -147,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

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The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-170-016-00 PROPERTY ADDRESS: 2559 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: THEODORO JUDITH MARY LAND 2559 E SOUTH SHORE DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 943* LOTS 16-58 CRYSTAL BEACH #1 DRIVEWAY AGRMMNT 2024-02104 P.A. 2559 E. SOUTH SHORE DRIVE [[5/77 166/709; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$114 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 168,690 | 173,919 | 5,229 | | |
| 2. ASSESSED VALUE: | 473,100 | 591,600 | 118,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 473,100 | 591,600 | 118,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|

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| | | | |
|---|--|---------------------------------------|----------------------------------|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-170-017-00 PROPERTY ADDRESS: 2569 SOUTH SHORE DR E FRANKFORT, 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DEVONSBROOK CAPITAL LLC 15008 ROBIN CT AUSTIN TX 78734 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: | CALCULATION CHANGES | | |
| LOTS 17 & 57 CRYSTAL BEACH #1 DRIVEWAY AGRMMNT 2024-02104 P.A. 2569 E. SOUTH SHORE DRIVE [[6/74 153/859; 9/79 179/504 LC; 179/573; 10/80 WD 184/203; 12/82 WD 194/692; 12/10 2011R-03981 DC; 11-11 2011R-04673 QC; | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$17927 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 247,431 | 696,900 | 449,469 |
| 2. ASSESSED VALUE: | 579,100 | 696,900 | 117,800 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 579,100 | 696,900 | 117,800 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | PHONE # | EMAIL | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-170-018-00 PROPERTY ADDRESS: 2577 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KIRKPATRICK SUSAN A 2577 E SOUTH SHORE DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 931* LOTS 18 & 56 CRYSTAL BEACH #1 P.A. 2577 E. SOUTH SHORE DRIVE [[6/76 162/458; 202/28; 9/89 239/45 QC; 10/89 239/46 QC; 7/92 262/254 QC; 274/232 DC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$214 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 315,488 | 325,268 | 9,780 | | |
| 2. ASSESSED VALUE: | 503,900 | 602,600 | 98,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 503,900 | 602,600 | 98,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-170-019-00 PROPERTY ADDRESS: 2579 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: THOMAS ROBERT E 2579 SOUTH SHORE DR E FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 977* LOTS 19+55 CRYSTAL BEACH #1 P.A. 2579 E. SOUTH SHORE DRIVE [[5/74 196/478 WD; 11/88 230/982 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$195 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 287,566 | 296,480 | 8,914 | | |
| 2. ASSESSED VALUE: | 457,600 | 573,300 | 115,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 457,600 | 573,300 | 115,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|--|

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L-4400

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| | | | |
|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-170-020-02 PROPERTY ADDRESS: 2581 SOUTH SHORE DR E FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PARRIS FAMILY JTA 2581 SOUTH SHORE DR E FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| 962* LOT 20 AND LOT 53 CRYSTAL BEACH #1 P.A. 2581 E. SOUTH SHORE DRIVE [[153/861; 8/78 174/188 QC; 180/07; 9/80 183/833; [[12/77 170/961 QC COMBINED W/05-170-020-01 ON 10/05/2021 INTO 05-170-020-02; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$234 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 345,294 | 355,998 |
| 2. ASSESSED VALUE: | | 539,500 | 649,900 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 539,500 | 649,900 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

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|--|
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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-170-021-00 PROPERTY ADDRESS: 2585 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ENDRES MARK RICHARD & KATHLEEN 7325 MINNETONKA BLVD MINNEAPOLIS MN 55426 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 963* LOT 21 & 1/3 INT IN LOT 54 CRYSTAL BEACH #1 P.A. 2585 E. SOUTH SHORE DRIVE [[202/602; BP 7/91; 02/96 303/560 SUR D; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$115 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 92,852 | 95,730 | 2,878 | | |
| 2. ASSESSED VALUE: | 170,600 | 214,200 | 43,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 170,600 | 214,200 | 43,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-170-022-00 PROPERTY ADDRESS: 2599 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DETWEILER RICHARD J REV TRUST 2201 SOMERSET DR KIRKSVILLE MO 63501 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | | .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: | | CALCULATION CHANGES | | | |
| 974* LOT 22 & 1/3 INT IN LOT 54 CRYSTAL BEACH #1 P.A. 2599 E. SOUTH SHORE DRIVE [[4/75 154/496; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$93 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 75,544 | 77,885 | 2,341 | | |
| 2. ASSESSED VALUE: | 201,000 | 254,700 | 53,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 201,000 | 254,700 | 53,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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THIS IS NOT A TAX BILL**L-4400****Notice of Assessment, Taxable Valuation, and Property Classification**

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-170-023-00 PROPERTY ADDRESS: 2628 E SOUTH SHORE DR FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CRYSTAL BEACH COTTAGERS ASSOCIATION GARY STOVE 2658 E S SHORE FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 926-23* LOTS 23-24 & 1/2 LOT 50 CRYSTAL BEACH #1 [[7/74 183/128 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$109 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 88,255 | 90,990 | | |
| 2. ASSESSED VALUE: | | 212,700 | 288,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 212,700 | 288,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-170-025-00 PROPERTY ADDRESS: 2631 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: NUGENT STEVEN D & KATHERINE A 2631 E SOUTH SHORE DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 926-25* LOT 25 ALSO 1/3 INT IN LOT 47 CRYSTAL BEACH #1 P.A. 2631 E. SOUTH SHORE DRIVE [(4/75 164/582; 6/94 285/180 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$133 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 107,698 | 111,036 | 3,338 | | |
| 2. ASSESSED VALUE: | 281,000 | 334,400 | 53,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 281,000 | 334,400 | 53,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| | PARCEL NUMBER: 05-170-026-00 PROPERTY ADDRESS: 2643 SOUTH SHORE DR E FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: NUGENT STEVEN D & KATHERINE A 2631 SOUTH SHORE DR E FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
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| | % Exempt As "MBT Industrial Personal": | .00% | |
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| | 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: | | CALCULATION CHANGES | |
| 976* LOT 26 & 1/3 INT IN LOT 47 CRYSTAL BEACH #1 P.A. 2643 E. SOUTH SHORE DRIVE [[213/570; 5/93 275/599 QC; 01/96 302/308 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$180 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 145,736 | 150,253 |
| 2. ASSESSED VALUE: | | 228,000 | 275,200 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 228,000 | 275,200 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-170-027-00 PROPERTY ADDRESS: 2660 MORRO RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SUMBLER JONATHAN 2660 MORRO RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 940* LOTS 27 & 35 ALSO 1/4 INT IN LOT 44 & 1/3 INT IN LOT 54 CRYSTAL BEACH #1 P.A. 2660 MORRO ROAD (PVT) [[5/74 180/143; 204/450; 12/94 290/479 EASE; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$279 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 411,342 | 424,093 | 12,751 | | |
| 2. ASSESSED VALUE: | 471,900 | 539,000 | 67,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 471,900 | 539,000 | 67,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-170-028-00 PROPERTY ADDRESS: 2667 SOUTH SHORE DR E FRANKFORT, 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ARNOLD DALE J & JOYCALYN D 2656 HEATHER DR EAST LANSING MI 48823 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: 926-28* LOT 28 & 1/4 INT IN LOT 44 CRYSTAL BEACH #1 P.A. 2667 E. SOUTH SHORE DRIVE [I 203/715-717 | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$56 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 45,626 | 47,040 | | |
| 1. TAXABLE VALUE: | | 126,500 | 159,800 | | |
| 2. ASSESSED VALUE: | | 126,500 | 159,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | 126,500 | 159,800 | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 126,500 | 159,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
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L-4400

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-170-029-00 PROPERTY ADDRESS: 1384 LOBB RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: NUGENT DANIEL & KATIE NUGENT STEVEN D & KATHERINE A 908 LAKESIDE DR SE GRAND RAPIDS MI 49506-3404 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| 926-33* LOT 33 & 1/4 INT IN LOT 41 CRYSTAL BEACH #1 P.A. 1384 LOBB ROAD [[6/80 183/01 WD; 183/03 05; 10/85 239/684 QC; 11/89 239/ 726 WD; 11/90 247/397 QC; 2/91 248/502 LC; 8/95 296/797 WD; 8/95 BP; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$199 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 160,695 | 165,676 | | |
| 2. ASSESSED VALUE: | | 256,500 | 323,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 256,500 | 323,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-170-029-01 PROPERTY ADDRESS: 2673 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FROELICH ROBERT C JR & QUAY JUDITH 2673 SOUTH SHORE DR E FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 926-29* LOT 29 ALSO UND 1/4 INT IN LOT 44 CRYSTAL BEACH #1 P.A. 2673 E. SOUTH SHORE DRIVE [[6/80 183/05 WD; 9/80 183/962 WD; 8/86 WD 215/63; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$86 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 126,853 | 130,785 | | |
| | | 208,200 | 240,200 | | |
| | | 208,200 | 240,200 | | |
| | | 208,200 | 32,000 | | |
| 1. TAXABLE VALUE: | | 126,853 | 130,785 | | |
| 2. ASSESSED VALUE: | | 208,200 | 240,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 208,200 | 240,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
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| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-170-030-00 PROPERTY ADDRESS: 2709 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BRUDER RAYMOND T & CHAMPAGNE RENEE 158 RAVINE SIDE MILFORD MI 48381 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 967* LOT 30 ALSO 1/4 INT IN LOT 41 CRYSTAL BEACH #1 P.A. 2709 E. SOUTH SHORE DRIVE [[4/75 153/278; 11/82 MLC 193/943; 4/93 271/73 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$207 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 167,415 | 172,604 | 5,189 | | |
| 2. ASSESSED VALUE: | 224,200 | 257,200 | 33,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 224,200 | 257,200 | 33,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-170-031-00 PROPERTY ADDRESS: 2744 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HUNT PAUL WILLIAM & BERNICE JOAN 2744 E SOUTH SHORE DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 982* 39 CRYSTAL BEACH #1 SPLIT PER ASSESSOR FOR 1999 P.A. 2744 E. SOUTH SHORE DRIVE DESC CORR FOR 2000 PER ASSESSOR | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$86 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 126,046 | 129,953 | 3,907 | | |
| 2. ASSESSED VALUE: | 277,000 | 277,200 | 200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 277,000 | 277,200 | 200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-170-031-01 PROPERTY ADDRESS: 2741 SOUTH SHORE DR E , 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BRADLEY SCOTT & NANCY 9 STAPLES CT NORWALK CT 06855 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| LOT 31 AND 1/4 INT IN LOT 41 CRYSTAL BEACH #1 SEC 13 T26N R16W SPLIT PER ASSESSOR FOR 1999 DESC CORR FOR 2000 PER ASSESSOR P.A. 2741 E SOUTH SHORE RD | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$187 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 151,515 | 156,211 |
| 2. ASSESSED VALUE: | | 294,800 | 331,700 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 294,800 | 331,700 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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| | | | | | |
|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-170-032-00 PROPERTY ADDRESS: 2743 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HUNT PAUL WILLIAM & BERNICE JOAN 2744 S SHORE E FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 926-32* LOT 32 ALSO 1/4 INT IN LOT 41 CRYSTAL BEACH #1 [[4/74 153/79; 5/91 250/972 PRSL REP; 10/94 289/5 QC; 10/94 289/4 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$147 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 119,209 | 122,904 | 3,695 | | |
| 1. TAXABLE VALUE: | 119,209 | 122,904 | 3,695 | | |
| 2. ASSESSED VALUE: | 235,600 | 269,700 | 34,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 235,600 | 269,700 | 34,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-170-034-00 PROPERTY ADDRESS: 2670 MORRO RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HAGEN DAVID W & MARCIA L 2670 MORRO RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 926-34* LOT 34 ALSO 1/4 INT IN LOT 44 CRYSTAL BEACH #1 P.A. 2670 MORRO ROAD (PVT) [10/78 175/475; 7/88 WD 228/123; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$53 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 77,787 | 80,198 | 2,411 | | |
| 2. ASSESSED VALUE: | 219,300 | 258,200 | 38,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 219,300 | 258,200 | 38,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

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THIS IS NOT A TAX BILL

L-4400

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| | | | | | |
|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-170-036-00 PROPERTY ADDRESS: 2650 MORRO RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ZINSER JOHN D TRUST 2239 WILSHIRE DR SE EAST GRAND RAPIDS MI 49506 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 926-36* LOTS 36-37 ALSO 1/3 INT LOT 47 & ALSO 1/4 INT LOT 50 CRYSTAL BEACH #1 P.A. 2650 MORRO ROAD (PVT) [[4/75 154/246; 6/91 251/503 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$109 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 88,505 | 91,248 | 2,743 | | |
| 2. ASSESSED VALUE: | 207,600 | 207,300 | -300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 207,600 | 207,300 | -300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | | | |
|---|---|--|-------------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-170-038-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MARTIN NANCY M TRST 22233 N ARRELLAGA DR SUN CITY WEST AZ 85375 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: 926-38* LOT 38 ALSO 1/4 INT IN LOT 50 CRYSTAL BEACH #1 [[8/79 179/598 WD; 6/94 285/558 QC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$35 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 28,682 | 29,571 | 889 | | |
| 2. ASSESSED VALUE: | 108,400 | 147,000 | 38,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 108,400 | 147,000 | 38,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-170-040-00 PROPERTY ADDRESS: 2732 SOUTH SHORE DR E FRANKFORT, 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MEYERS ROBERT TRUST SUSAN RATNER 725 E SADDLE RIVER RD HO HO KUS NJ 07423 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 970* LOT 40 CRYSTAL BEACH #1 P.A. 2732 E. SOUTH SHORE DRIVE [[8/74 154/240; 8/77 URLC; 10/77 168/109; 8/77 251/90 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$172 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 253,023 | 260,866 | 7,843 | | |
| 2. ASSESSED VALUE: | 423,300 | 524,600 | 101,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 423,300 | 524,600 | 101,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-170-042-00 PROPERTY ADDRESS: 2714 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HARMON ROBERT L TRUST HARMON CAROLYN M CAROLYN HARMON 24 NORTH WALLING DR SAINT LOUIS MO 63141 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 967-42* LOT 42 CRYSTAL BEACH #1 P.A. 2714 E. SOUTH SHROE DRIVE [[9/81 188/571 MLC; 4/92 259/631 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$200 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 161,980 | 167,001 | 5,021 | | |
| 2. ASSESSED VALUE: | 416,400 | 518,100 | 101,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 416,400 | 518,100 | 101,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-170-043-00 PROPERTY ADDRESS: 2678 SOUTH SHORE DR E FRANKFORT, 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GUAGLIARDO GAYLE ANN T 2678 SOUTH SHORE DR E FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 966* LOT 43 CRYSTAL BEACH #1 P.A. 2678 E. SOUTH SHORE DRIVE [[6/74 153/857; 12/76 162/993; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$21064 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 179,810 | 626,800 | 446,990 | | |
| 2. ASSESSED VALUE: | 435,900 | 626,800 | 190,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 435,900 | 626,800 | 190,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| | | | | |
|---|--|---|--|-------------------------------------|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | | PARCEL IDENTIFICATION | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GARRARD STEPHEN STOVER GARY 2658 E SOUTH SHORE DR FRANKFORT MI 49635 | | PARCEL NUMBER: 05-170-045-00 | | |
| | | PROPERTY ADDRESS: 2658 SOUTH SHORE DR E FRANKFORT, MI 49635 | | |
| | | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| | | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | | % 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: 965* LOT 45 CRYSTAL BEACH #1 P.A. 2658 E. SOUTH SHORE DRIVE | | CALCULATION CHANGES | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | | *Applies to all property taxable values in the State of Michigan | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax billl by approximatelv: \$228 | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 336,286 | 346,710 | 10,424 |
| 2. ASSESSED VALUE: | | 587,300 | 688,500 | 101,200 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 587,300 | 688,500 | 101,200 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | |
| ASSESSOR | | PHONE # | | EMAIL |
| JILL BROWN | | (231) 881-4000 | | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | |
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|--|
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L-4400

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-170-046-00 PROPERTY ADDRESS: 2648 SOUTH SHORE DR E FRANKFORT, 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FAULKNER JANICE E 641 MICHIGAN AVE #107 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 961* LOT 46 CRYSTAL BEACH #1 P.A. 2658 E. SOUTH SHORE DRIVE [[4/75 153/865; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$94 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 138,015 | 142,293 | 4,278 | | |
| 2. ASSESSED VALUE: | 384,300 | 493,900 | 109,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 384,300 | 493,900 | 109,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-170-048-00 PROPERTY ADDRESS: 2636 SOUTH SHORE DR E FRANKFORT, 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BATEMAN TRST LOLA BATEMAN JOHN R III MANSFIELD TRSTEE PO BOX 529/1515 CHARLESTON AVE MATTOON IL 61938 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 960* LOT 48 CRYSTAL BEACH #1 P.A. 2636 E. SOUTH SHORE DRIVE [[4/75 153/864; 2/89 IPR DEED 232/793; 3/92 258/995 TRST DE | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$106 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 156,740 | 161,598 | 4,858 | | |
| 2. ASSESSED VALUE: | 403,600 | 513,700 | 110,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 403,600 | 513,700 | 110,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-170-049-00 PROPERTY ADDRESS: 2628 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HOMSHER LIVING TRUST 532 FOX RIDGE ST SAINT LOUIS MO 63131 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 50% INT IN LOT 49 CRYSTAL BEACH #1 SEE 170-049-0A FOR REM INT. SPLIT 2005 PER ASSR P.A. 2628 E. SOUTH SHORE DRIVE | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$293 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 237,043 | 244,391 | 7,348 | | |
| 2. ASSESSED VALUE: | 314,800 | 315,200 | 400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 314,800 | 315,200 | 400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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THIS IS NOT A TAX BILL**L-4400****Notice of Assessment, Taxable Valuation, and Property Classification**

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-170-051-00 PROPERTY ADDRESS: 2608 SOUTH SHORE DR E FRANKFORT, 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MARTIN JAMES 2608 S SHORE EAST FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 958* LOTS 51-52 CRYSTAL BEACH #1 P.A. 2608 E. SOUTH SHORE DRIVE [[204/272; DC 260/970; 5/92 260/969 WD; 12/94 290/479 EASE; BP 10/95; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$195 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 288,152 | 297,084 | 8,932 | | |
| 2. ASSESSED VALUE: | 768,300 | 980,300 | 212,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 768,300 | 980,300 | 212,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-170-074-00 PROPERTY ADDRESS: 1851 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WALLACE POLLY 6485 PUTNEY RD ARCADIA MI 49613-9606 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 971* LOTS 74-126 CRYSTAL BEACH #2 P.A. 1851 E. SOUTH SHORE DRIVE [[5/74 191/305 WD; 6/88 227/735 QC; 8/91 252/580 QC; 252/579 DC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$241 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 194,734 | 200,770 | 6,036 | | |
| 2. ASSESSED VALUE: | 544,200 | 697,100 | 152,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 544,200 | 697,100 | 152,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-170-075-00 PROPERTY ADDRESS: 1869 SOUTH SHORE DR E FRANKFORT, 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FISHER THEODORE A & BARBARA JO 1869 EAST SOUTH SHORE DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 980* LOTS 75-125 CRYSTAL BEACH #2 P.A. 1869 E. SOUTH SHORE DRIVE [[8/79 178/877; 8/79 MLC 178/879; 8/89 WD 237/385; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | |
| | | \$186 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 273,971 | 282,464 | 8,493 | | |
| 2. ASSESSED VALUE: | 370,100 | 370,400 | 300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 370,100 | 370,400 | 300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-170-076-00 PROPERTY ADDRESS: 1901 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GUTHRIE EUGENE G & JUDITH M 8268 GREYSTONE COURT WILLOWBROOK IL 60527 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 984-1* LOTS 77 & 123 CRYSTAL BEACH #2 P.A. 1901 E. SOUTH SHORE DRIVE [[5/74 186/835; 11/90 247/105 WD; 11/90 247/421 WD; 3/92 258/468 QC; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$473 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| 1. TAXABLE VALUE: | 382,777 | 394,643 | 11,866 | | |
| 2. ASSESSED VALUE: | 578,900 | 712,000 | 133,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 578,900 | 712,000 | 133,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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L-4400

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| | | | |
|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-170-076-01 PROPERTY ADDRESS: 1891 SOUTH SHORE DR E FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: STEWART KENT O & ANN 5223 GREENWILLOW RD INDIANAPOLIS IN 46226 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: 984-2* LOTS 76 & 124 CRYSTAL BEACH #2 P.A. 1891 E. SOUTH SHORE DRIVE [[5/76 URLC; 10/78 175/779; 3/92 258/464 QC; | | CALCULATION CHANGES | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$150 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 220,740 | 227,582 |
| 2. ASSESSED VALUE: | | 396,000 | 396,100 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 396,000 | 396,100 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
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| | | | |
|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-170-078-00 PROPERTY ADDRESS: 1913 SOUTH SHORE DR E FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MASTERS SCOTT C DECL OF LIV TRUST 113 EAGLE WATCH RD MUSCATINE IA 52761 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| 926-78* LOTS 78 & 122 CRYSTAL BEACH #2 P.A. 1913 E. SOUTH SHORE DRIVE [[6/73 152/394; 12/76 163/281 WD; 6/77 165/68; 6/80 QC 182/665; 11/81 QC 191/782; 2/83 QC 196/659; 4/90 242/743 QC; 8/93 274/924 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$431 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 348,831 | 359,644 |
| 2. ASSESSED VALUE: | | 460,900 | 460,700 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 460,900 | 460,700 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
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| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-170-079-00 PROPERTY ADDRESS: 1929 SOUTH SHORE DR E FRANKFORT, 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ELLIOT WILLIAM J TRUST 13791 CONER KNOLL PARKWAY FISHERS IN 46038 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| 981* LOTS 79-121 CRYSTAL BEACH #2 P.A. 1929 E. SOUTH SHORE DRIVE [[5/74 182/107 WD; 4/80 WD 182/128; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$340 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 275,335 | 283,870 |
| 2. ASSESSED VALUE: | | 530,800 | 530,900 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 530,800 | 530,900 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|---|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-170-080-00 PROPERTY ADDRESS: 2001 SOUTH SHORE DR E FRANKFORT, 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SCHERER CHARLOTTE & RUBENSON NANCY K 10450 LOTTSFORD RD APT 260 BOWIE MD 20721-3303 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | |
| 926-80* E 200 FT LOTS 80 & 120 CRYSTAL BEACH #2 P.A. 2001 E. SOUTH SHORE DRIVE [[8/77 URLC; 6/77 167/142 144; 12/77 170/963; 12/80 MLC 185/286; 7/82 WD'S 192/152 153; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$505 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 408,819 | 421,492 |
| 2. ASSESSED VALUE: | | 824,100 | 824,200 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 824,100 | 824,200 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
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L-4400

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| | | | |
|---|---|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-170-080-01 PROPERTY ADDRESS: 1939 SOUTH SHORE DR E FRANKFORT, 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SANKBEIL WM A SANKBEIL MARY LOU 1024 GRAND ISLE DR NAPLES FL 34108-3323 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| 80A* LOTS 80 & 120 EXC E 200 FT THEREOF CRYSTAL BEACH #2 P.A. 1939 E. SOUTH SHORE DRIVE [[9/78 URLC;174/905; 6/82 191/683 WD; BP 9/92; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$399 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 322,350 | 332,342 |
| 2. ASSESSED VALUE: | | 653,100 | 652,700 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 653,100 | 652,700 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
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| | | | | | |
|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-170-081-00 PROPERTY ADDRESS: 2007 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BOPP SUSAN M RT 6909 WILLOW RIDGE DR PEORIA IL 61614 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 984-4* LOTS 81-119 CRYSTAL BEACH #2 P.A. 2007 EAST SOUTH SHORE DRIVE [[5/74 187/494 WD; 8/81 MLC 188/113; 189/829 QC; 6/86 WD 214/368; BP 4/93; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$311 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 251,262 | 259,051 | 7,789 | | |
| 1. TAXABLE VALUE: | 251,262 | 259,051 | 7,789 | | |
| 2. ASSESSED VALUE: | 483,400 | 483,600 | 200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 483,400 | 483,600 | 200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-170-082-00 PROPERTY ADDRESS: 2017 SOUTH SHORE DR E FRANKFORT, 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FRICK MARY LITTLEPAGE 5336 CLARENDEN HILLS DR FORT COLLINS CO 80526 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 926-82* LOTS 82 & 118 CRYSTAL BEACH #2 P.A. 2017 E. SOUTH SHORE DRIVE [[9/76 URLC; 9/76 164/122; 8/83 198/93 WD; 11/95 299/930 QC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$370 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 299,025 | 308,294 | 9,269 | | |
| 1. TAXABLE VALUE: | 299,025 | 308,294 | 9,269 | | |
| 2. ASSESSED VALUE: | 609,800 | 609,700 | -100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 609,800 | 609,700 | -100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-170-083-00 PROPERTY ADDRESS: 2029 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SHIVELY VICTORIA DEMAREE REV TRUST 6875 FAWN RD PLATTEVILLE WI 53818 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 984* LOTS 83-117 CRYSTAL BEACH #2 P.A. 2029 E. SOUTH SHORE DRIVE | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$332 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 268,855 | 277,189 | 8,334 | | |
| 1. TAXABLE VALUE: | 268,855 | 277,189 | 8,334 | | |
| 2. ASSESSED VALUE: | 371,300 | 371,500 | 200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 371,300 | 371,500 | 200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|---|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-170-084-00 PROPERTY ADDRESS: 2043 SOUTH SHORE DR E FRANKFORT, 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ELLIOTT WJ TRST ELLIOTT MARJORIE JEAN ELLIOTT DORIS ANN 31349 481ST AVE AKRON IA 51001 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | |
| 972* LOTS 84-116 CRYSTAL BEACH #2 P.A. 2043 E. SOUTH SHORE DRIVE [[3/75 154/242; 11/92 266/476 WD; 12/92 267/67 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$466 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 376,937 | 388,622 |
| 2. ASSESSED VALUE: | | 593,800 | 593,100 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 593,800 | 593,100 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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L-4400

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| | | | |
|---|---|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-170-085-00 PROPERTY ADDRESS: 2065 SOUTH SHORE DR E FRANKFORT, 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MIEDEMA MARK P MIEDEMA KAREN JONGEKRIJ 14546 BOOM RD SPRING LAKE MI 49456 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | |
| 973* LOTS 85-115 CRYSTAL BEACH #2 P.A. 2065 E. SOUTH SHORE DRIVE [[203/431; F9/93 276/296 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$253 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 204,680 | 211,025 |
| 2. ASSESSED VALUE: | | 399,200 | 399,500 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 399,200 | 399,500 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-170-086-00 PROPERTY ADDRESS: 2081 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: COMER GRANT M & ALICIA S 1860 TIMBER TRL ANN ARBOR MI 48103 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 979* LOTS 86-114 CRYSTAL BEACH #2 P.A. 2081 E. SOUTH SHORE DRIVE [[4/75 154/251; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$294 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 238,029 | 245,407 | 7,378 | | |
| 2. ASSESSED VALUE: | 326,500 | 326,700 | 200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 326,500 | 326,700 | 200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | |
|---|---|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-170-087-00 PROPERTY ADDRESS: 2097 SOUTH SHORE DR E FRANKFORT, 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BARNARD CRYSTAL COTTAGE LLC JENNIE BETH BAKER 5354 W 62ND ST #135 INDIANAPOLIS IN 46268 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | |
| 936* LOTS 87-113 CRYSTAL BEACH #2 P.A. 2097 E. SOUTH SHORE DRIVE [[4/75 153/862; 8/95 297/229 QC; 8/95 297/230 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$332 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 268,642 | 276,969 |
| 2. ASSESSED VALUE: | | 456,700 | 668,300 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 456,700 | 668,300 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-170-088-00 PROPERTY ADDRESS: 2113 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: RILEY LOUIS T & DEBRA J 2413 DEERBOURNE DR BRENTWOOD TN 37027 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 969* LOTS 88-112 CRYSTAL BEACH #2 P.A. 2113 E. SOUTH SHORE DRIVE [[4/75 154/241; 9/89 239/383 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$208 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 168,383 | 173,602 | 5,219 | | |
| 2. ASSESSED VALUE: | 486,500 | 622,400 | 135,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 486,500 | 622,400 | 135,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
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|--|

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-170-089-00 PROPERTY ADDRESS: 2131 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FRANKENBERGER EARL C JR LVNG TRUST 2131 SOUTH SHORE DR E FRANKFORT MI 49635-9550 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 926-89* LOT 89 & 111 CRYSTAL BEACH #2 P.A. 2131 E. SOUTH SHORE DRIVE [[11/77 169/763; 12/78 176/360; 11/88 241/413 WD; 9/89 241/ 412 QCD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$164 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 241,668 | 249,159 | 7,491 | | |
| 2. ASSESSED VALUE: | 331,400 | 331,700 | 300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 331,400 | 331,700 | 300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-170-090-00 PROPERTY ADDRESS: 2143 SOUTH SHORE DR E FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: TROVILLION JOHN W TRUST 14 GODWIN LN SAINT LOUIS MO 63124 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| 978* LOTS 90-110 CRYSTAL BEACH #2 P.A. 2143 E. SOUTH SHORE DRIVE [[4/75 153/860; 288/1165 DC; 10/94 288/1162 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$164 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 132,393 | 136,497 |
| 2. ASSESSED VALUE: | | 519,800 | 655,600 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 519,800 | 655,600 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

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L-4400

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| | | | |
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| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-170-093-00 PROPERTY ADDRESS: 2100 MORRO RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: JUNGWIRTH BRYAN L 2100 MORRO RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: | | CALCULATION CHANGES | |
| 926-93* LOTS 93& 94 ALSO 1/15 INT IN LOTS 91-92-108-109 CRYSTAL BEACH #2 [[2/78 172/239; 208/438; 10/90 247/470 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$152 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 224,496 | 231,455 |
| 2. ASSESSED VALUE: | | 334,900 | 380,900 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 334,900 | 380,900 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
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L-4400

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| | | | |
|---|--|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-170-095-00 PROPERTY ADDRESS: MORROW RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SIKES LINDA (LE) &BONGORNO SASHA& SIKESGILBERT STEVEN W & KEVIN W LINDA SIKES 245 ALLEN ST YELLOW SPRINGS OH 45387 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | |
| 926-95* LOT 95 CRYSTAL BEACH #2 ALSO EASE OVER LOTS 108-109 ALSO 1/15 INT IN 91-92-108-109 SPLIT 1990 CRYSTAL BEACH #2 [[11/89 240/143 WD; 02/96 302/982 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$43 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 35,037 | 36,123 |
| 2. ASSESSED VALUE: | | 109,700 | 135,000 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 109,700 | 135,000 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-170-096-00 PROPERTY ADDRESS: 2124 MORRO RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WIENER ANN ETAL LINDA SIKES 245 ALLEN ST YELLOW SPRINGS OH 45387-1213 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: 984-2A* LOT 96 ALSO 1/15 INT IN LOTS 91-92-108 & 109 CRYSTAL BEACH #2 P.A. 2124 MORRO ROAD (PVT) [[204/923; 209/291; 9/95 298/1111 QC; | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$111 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| 1. TAXABLE VALUE: | 89,554 | 92,330 | 2,776 | | |
| 2. ASSESSED VALUE: | 209,300 | 242,400 | 33,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 209,300 | 242,400 | 33,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
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| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-170-097-00 PROPERTY ADDRESS: 2148 MORRO RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MORRO AMY FAIRBANKS 1324 N SANDBURG TERRACE CHICAGO IL 60610 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| 956* LOTS 97 & 98 ALSO 2/15 INT IN LOTS 91-92-108 & 109 CRYSTAL BEACH #2 P.A. 2148 MORRO ROAD (PVT) [[5/74 184/628 WD; 5/74 184/630 WD; 2/86 212/141 QC; 9/95 297/1151 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$120 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 96,826 | 99,827 |
| 2. ASSESSED VALUE: | | 234,900 | 285,700 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 234,900 | 285,700 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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L-4400

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| | | | | | |
|---|--|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-170-099-00 PROPERTY ADDRESS: 2164 MORRO RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CAMPBELL SANDRA 106 SILVER FOX DR DOYLESTOWN OH 44230 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | | .00% | | |
| | % Exempt As "Qualified Agricultural Property": | | .00% | | |
| | % Exempt As "MBT Industrial Personal": | | .00% | | |
| LEGAL DESCRIPTION: 954* LOT 99 ALSO 1/15 OF LOTS 91-92-108 & 109 CRYSTAL BEACH #2 P.A. 2164 MORRO ROAD (PVT) [[202/431; BP 4/95; | % 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 | | |
| | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$131 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 105,908 | 109,191 | 3,283 | | |
| 1. TAXABLE VALUE: | 105,908 | 109,191 | 3,283 | | |
| 2. ASSESSED VALUE: | 295,900 | 337,300 | 41,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 295,900 | 337,300 | 41,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-170-100-00 PROPERTY ADDRESS: 2188 MORRO RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GAITHER FAMILY TRUST 627 FILMORE ST CANTON MI 48188-6685 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 964* LOT 100 ALSO 1/15 INT IN LOTS 91-92-108 & 109 CRYSTAL BEACH #2 P.A. 2188 MORRO ROAD (PVT) [[4/75 153/855; BP 6/95; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$110 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 89,347 | 92,116 | 2,769 | | |
| 1. TAXABLE VALUE: | 89,347 | 92,116 | 2,769 | | |
| 2. ASSESSED VALUE: | 235,600 | 278,000 | 42,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 235,600 | 278,000 | 42,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
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|--|

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-170-101-00 PROPERTY ADDRESS: 2198 MORRO RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KNL HOLDINGS LLC 79 FAIRVIEW W JUPITER FL 33469 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 932* LOT 101 & 1/15 INT IN LOTS 91-92-108 & 109 CRYSTAL BEACH #2 P.A. 2198 MORRO ROAD (PVT) [[4/75 154/245; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$184 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 149,058 | 153,678 | 4,620 | | |
| 2. ASSESSED VALUE: | 174,000 | 203,700 | 29,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 174,000 | 203,700 | 29,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-170-102-00 PROPERTY ADDRESS: 2202 MORRO RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PHILLIPS RONALD & DONNA TRUST 2202 MORRO RD/PO BOX 444 FRANKFORT MI 49635-0444 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 984-3* LOT 102 ALSO 1/15 INT IN LOTS 91-92-108 109 CRYSTAL BEACH #2 P.A. 2202 MORRO ROAD (PVT) [[5/76 163/192 WD; 1/79 272/872 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$84 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 123,262 | 127,083 | 3,821 | | |
| 2. ASSESSED VALUE: | 290,700 | 320,900 | 30,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 290,700 | 320,900 | 30,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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THIS IS NOT A TAX BILL

L-4400

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-170-103-00 PROPERTY ADDRESS: 2224 MORRO RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FIERS ALAN DALE JR 236 INLET WAY PALM BEACH SHORES FL 33404 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 933* LOT 103 & 1/15 INT IN LOTS 91-92-108 & 109 CRYSTAL BEACH #2 P.A. 2224 MORRO ROAD (PVT) [[5/74 197/24 WD; 3/93 269/929 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$236 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 190,842 | 196,758 | 5,916 | | |
| 2. ASSESSED VALUE: | 287,300 | 313,200 | 25,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 287,300 | 313,200 | 25,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-170-104-00 PROPERTY ADDRESS: 2234 MORRO RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FULLER RUSSELL M 1403 IROQUOIS ANN ARBOR MI 48104 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| 934* LOT 104 & 1/15 INT IN 91-92-108 & 109 CRYSTAL BEACH #2 P.A. 2234 MORRO ROAD (PVT) | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$78 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 63,123 | 65,079 | 1,956 | | |
| 2. ASSESSED VALUE: | 174,800 | 200,700 | 25,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 174,800 | 200,700 | 25,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|--|
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|--|

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-170-105-00 PROPERTY ADDRESS: 2248 MORRO RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KARUNAS ROSALIE 1779 WEATHERSTONE DR ANN ARBOR MI 48108-3394 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 926-105* LOT 105 & 1/15 INT IN LOTS 91-92-108-109 CRYSTAL BEACH #2 P.A. 2248 MORRO ROAD (PVT) [(4/75 153/937; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$115 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 93,254 | 96,144 | 2,890 | | |
| 1. TAXABLE VALUE: | 93,254 | 96,144 | 2,890 | | |
| 2. ASSESSED VALUE: | 206,300 | 236,900 | 30,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 206,300 | 236,900 | 30,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-170-106-00 PROPERTY ADDRESS: 2262 MORRO RD FRANKFORT, | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FITCH BRUCE & MALEY SUSAN & MORAN JULIA SUSAN MALEY 4804 WINDING WAY AUBURN CA 95602 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | | .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: | | CALCULATION CHANGES | | | |
| 935* LOT 106 & 1/15 INT IN LOTS 91-92-108 & 109 CRYSTAL BEACH #2 P.A. 2262 MORRO ROAD (PVT) [[4/74 191/472 WD; 11/81 QC 191/474; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$73 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 59,136 | 60,969 | | |
| 2. ASSESSED VALUE: | | 165,000 | 190,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 165,000 | 190,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

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THIS IS NOT A TAX BILL

L-4400

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| | | | |
|---|--|---|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-170-107-00 PROPERTY ADDRESS: 2272 MORRO RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: NEAL THOMAS F IV & THOMAS III & SCHWARTZ LINDSEY M 11261 MCCLUMPHA RD PLYMOUTH MI 48170 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| 941* LOT 107 & 1/15 INT IN 91-92 & 108-109 CRYSTAL BEACH #2 P.A. 2272 MORRO ROAD (PVT) [[10/75 158/155; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$70 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 56,897 | 58,660 |
| 2. ASSESSED VALUE: | | 174,600 | 200,100 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 174,600 | 200,100 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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THIS IS NOT A TAX BILL**L-4400****Notice of Assessment, Taxable Valuation, and Property Classification**

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| | | | | | |
|---|--|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-175-001-00 PROPERTY ADDRESS: 1375 SOUTH SHORE DR E FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SAMOL JOHN M & NANCY B 4741 HOMESTRETCH LN MASON OH 45040 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| LOTS 1 & 4 ASSR PLAT OF THOMAS PROPERTY SPLIT 1987; 1989 10-05-175-004-00 COMB HERE SPLIT TO -175-001-0A FOR 2005 PER ASSR SEE 175-001-0A FOR REM INT 10-05-175-001-0A COMB HERE FOR 2014 PER ASSR REQUEST P.A. 1375 E SOUTH SHORE DRIVE [[10/77 166/118; 3/91 250/57 QC; BP 9/91; 10/03 188/1165 QC; 05/04 507/114 WD; 12/06 2007R-00605 VIEW EASE; 11/09 2009S-00030 SRVY; 12/13 2013R-06160 WD; 12/13 2013R-06162 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$482 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 390,180 | 402,275 | | |
| 2. ASSESSED VALUE: | | 469,600 | 469,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 469,600 | 469,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| | PARCEL NUMBER: 05-175-001-01 PROPERTY ADDRESS: FIGG RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FISHBURN KATHRYN K 1337 E SOUTH SHORE DR FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % 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: 942-1A* LOT 7 THOMAS PROPERTY - SUR SEC 14 T26N R16W SPLIT 1987 [[214/512 | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$23 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 33,422 | 34,458 | | |
| 1. TAXABLE VALUE: | | 104,800 | 104,800 | | |
| 2. ASSESSED VALUE: | | 104,800 | 104,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | 104,800 | 104,800 | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 104,800 | 104,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
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| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-175-002-00 PROPERTY ADDRESS: 1383 SOUTH SHORE DR E FRANKFORT, 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WILLIAMSON NANCY E 122 CAROLINA MEADOWS VILLA CHAPEL HILL NC 27517 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| LOT 2 THOMAS PROPERTY ALSO LOT 3 EXC A PARCEL DESC AS COM ON MEA LN LOT 2 WHICH IS 600 FT W OF N/S 1/4 LN OF SEC 14 S 226.7 FT TO POB S 628.3 FT N 89° 51' E 100 FT N 628.3 FT M/L S 89° 50' W 100 FT M/L TO POB EXC COM ON MEA LN LOT 2 WHICH IS 600 FT W OF N/S 1/4 LN OF SEC 14 SN 226.7 FT TO POB N 89° 50' E 100 FT S 12 FT S 89° 50' W 100 FT N 12 FT TO POB ALSO EXC A PRCL DESC AS COM ON MEA LN LOT 2 WHICH IS 600 FT W OF N/S 1/4 LN OF SEC 14 S 238.7 FT N 89° 50' E 100 FT TO POB N 187.5 FT S 89° 50' W 3 FT S 187.5 FT N 89° 50' E 3 FT TO POB P.A. 1383 E SOUTH SHORE DR PT 175-003-00 COMB HERE FOR 2002 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$117 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 94,345 | 97,269 |
| 2. ASSESSED VALUE: | | 195,000 | 230,400 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 195,000 | 230,400 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | | |
| | PARCEL NUMBER: 05-175-003-00 | | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BALL JONATHAN & KATHLEEN TRUST 1500 EUSTON DR KISSIMMEE FL 34747 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | | |
| LEGAL DESCRIPTION: LOT 3 THOMAS PROPERTY EXC A PRCL DESC AS COM ON MEA LN LOT 2 WHICH IS 600 FT W OF N/S 1/4 LN OF SEC 14 S 226.7 FT TO POB TH S 628.3 FT N 89° 51' E 100 FT N 628.30 FT M/L S 89° 50' W 100 FT M/L TO POB EXC COM ON MEA LN LOT 2 WHICH IS 600 FT W OF N/S 1/4 LN OF SEC 14 S 226.7 FT TO POB TH N 89° 50'E 100 FT S 12 FT S 89° 50' W 100 FT N 12 FT TO POB ALSO EXC A PRCL DESC AS COM ON MEA LN LOT 2 WHICH IS 600 FT W OF N/S 1/4 LN OF SEC 14 S 238.7 FT N 89° 50' E 100 FT TO POB TH N 187.5 FT S 89° 50' W 3 FT S 187.50 FT N 89° 50' E 3 FT TO POB SPLIT TO 175-003-10 FOR 2002 | % 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 | | | | | |
| | | | | | | |
| CALCULATION CHANGES | | | | | | |
| 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | | | |
| *Applies to all property taxable values in the State of Michigan | | | | | | |
| Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$26 | | | | | | |
| PRIOR YEAR VALUES | | CURRENT YEAR TENTATIVE VALUES | VALUE DIFFERENCE FROM PRIOR YEAR | | | |
| 2024 | | 2025 | | | | |
| 1. TAXABLE VALUE: | 20,785 | 21,429 | 644 | | | |
| 2. ASSESSED VALUE: | 22,600 | 26,300 | 3,700 | | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 22,600 | 26,300 | 3,700 | | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | | |
| 6. Assessor Change Reason(s) | | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | | |
| HOW TO FILE AN APPEAL | | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-175-005-00 PROPERTY ADDRESS: 1369 SOUTH SHORE DR E FRANKFORT, 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KEATING FAMILY PART'NRS 775 HAPP ROAD WINNETKA IL 60093 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 942-5* LOT 5 THOMAS PROPERTY - SURVEY P.A. 1369 EAST SOUTH SHORE DRIVE [[10/77 166/115; 7/90 244/649 WD; 1/91 248/942 QC; 10/92 265/67 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$59 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 47,525 | 48,998 | 1,473 | | |
| 1. TAXABLE VALUE: | 47,525 | 48,998 | 1,473 | | |
| 2. ASSESSED VALUE: | 130,600 | 130,400 | -200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 130,600 | 130,400 | -200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-175-006-00 PROPERTY ADDRESS: FIGG RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: OSTERGREN CHRISTOPHER OSTERGREN KAREN 374 11TH ST ATLANTIC BEACH FL 32233 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .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: | | CALCULATION CHANGES | | | |
| 942-6* LOT 6 THOMAS PROPERTY SPLIT 1989 [[10/77 166/116; 8/90 245/363 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$17 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 13,680 | 14,104 | 424 | | |
| 2. ASSESSED VALUE: | 101,500 | 101,500 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 101,500 | 101,500 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-175-008-00 PROPERTY ADDRESS: 1667 FIGG RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BLANCHARD CYNTHIA T REV LVNG TRUST PO BOX 606 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 942-8* LOT 8 THOMAS PROPERTY - SURVEY [[10/77 166/117; 204/682; 4/86 URLC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$145 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 213,882 | 220,512 | 6,630 | | |
| 2. ASSESSED VALUE: | 472,800 | 468,700 | -4,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 472,800 | 468,700 | -4,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-176-001-00 PROPERTY ADDRESS: 980 AIRPORT RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ROBOTHAM LARRY H & MARILYN J 2295 CARLSON RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 945-1* LOT 1 SKYWAY PARK SEC 36 T26N R16W 6.33 A M/L P.A. 980 AIRPORT ROAD [[2/77 160/418; 220/290 EST DEED; 11/87 WD 223/681; BP 8/92 | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$17 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 25,674 | 26,469 | | |
| 1. TAXABLE VALUE: | | 88,300 | 86,500 | | |
| 2. ASSESSED VALUE: | | | -1,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 88,300 | 86,500 | | |
| | | | -1,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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L-4400

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| | | | |
|---|---|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-176-003-00 PROPERTY ADDRESS: 2375 CARLSON FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SHUMAN FAMILY REV TRUST 598 S BROADWAY ENGLEWOOD FL 34223 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | |
| 945-3* LOT 3 SKYWAY PARK 1.56 A M/L [[2/77 160/418; 220/290 EST; 8/91 253/679 WD; BP 11/91; 12/91 256/73 QC; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$100 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 80,587 | 83,085 |
| 2. ASSESSED VALUE: | | 114,000 | 110,900 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 114,000 | 110,900 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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| | PARCEL NUMBER: 05-176-004-00 PROPERTY ADDRESS: 2399 CARLSON RD FRANKFORT, 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KLEIMOLA MARK & KAARIN FAMILY TRST 5528 PARK DR ORCHARD LAKE MI 48324 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: 945-4* LOT 4 SKYWAY PARK 1.56 A M/L P.A. 992 AIRPORT ROAD [[2/77 160/418; 22/290 EST; 8/91 253/679 WD; 11/91 BP;12/91 256/73 QC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$45 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 36,508 | 37,639 | 1,131 | | |
| 1. TAXABLE VALUE: | 36,508 | 37,639 | 1,131 | | |
| 2. ASSESSED VALUE: | 84,000 | 81,800 | -2,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 84,000 | 81,800 | -2,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-176-005-00 PROPERTY ADDRESS: CARLSON RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FULLER JUDITH A 2443 CARLSON RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % 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: 945-5* LOT 5 SKYWAY PARK 1.56 A M/L [[2/77 160/418; 220/290 EST; 9/88 WD 229/546; 1/90 244/860 LC; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$5 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 7,340 | 7,567 | 227 | | |
| 2. ASSESSED VALUE: | 21,600 | 21,600 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 21,600 | 21,600 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-176-006-00 PROPERTY ADDRESS: 2443 CARLSON RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: FULLER JUDITH A 2443 CARLSON RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| 945-6* LOT 6 SKYWAY PARK SUBJ TO AVIGATION ESMNT. 1.56 A M/L P.A. 998 AIRPORT ROAD [2/77 160/418; 220/290 EST; 9/88 WD 229/546; 1/90 244/860 LC; 2021R-00385 AV ESMNT | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$37 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 55,272 | 56,985 | 1,713 | | |
| 2. ASSESSED VALUE: | 128,800 | 125,100 | -3,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 128,800 | 125,100 | -3,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-176-007-00 PROPERTY ADDRESS: 1064 AIRPORT RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DAVIDSON RUBY & DANIEL C PO BOX 1548 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: 945-7* LOT 7 SKYWAY PARK .51 A M/L [[2/77 160/418; 220/290 EST; 2/89 WD 232/610; 255/310 DC; 7/92 262/125 WD; | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$23 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 34,474 | 35,542 | 1,068 | | |
| 2. ASSESSED VALUE: | 82,400 | 79,900 | -2,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 82,400 | 79,900 | -2,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-176-008-00 PROPERTY ADDRESS: 1072 AIRPORT RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: JOSLIN CLYDE & VICKI PO BOX 52 1072 AIRPORT RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| * LOT 8 & N 1/2 OF LOT 9 SKYWAY PARK PT 176-009-00 COMB HERE FOR 1996 [[2/77 160/418; 220/290 EST; 5/92 260/177 WD; 11/95 299/ 1173 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | |
| | | \$39 | | | |
| | PRIOR YEAR VALUES | CURRENT YEAR TENTATIVE VALUES | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 2024 | 2025 | | | |
| 1. TAXABLE VALUE: | 57,113 | 58,883 | 1,770 | | |
| 2. ASSESSED VALUE: | 128,900 | 125,000 | -3,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 128,900 | 125,000 | -3,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

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The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-176-009-00 PROPERTY ADDRESS: AIRPORT RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SCHROEDER JAMES & PO BOX 361 ELBERTA MI 49628 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| * S 1/2 LOT 9 SKYWAY PARK SPLIT & COMB W/176-008-00 FOR 1996 [[2/77 160/418; 220/290 EST; 5/92 260/177 WD; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$-130 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 7,200 | 7,200 | 0 | | |
| 2. ASSESSED VALUE: | 7,200 | 7,200 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 7,200 | 7,200 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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| | | | | |
|---|--|--|--|-------------------------------------|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | | PARCEL IDENTIFICATION | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SCHROEDER JAMES & BOWER SAMANTHA L 1112 AIRPORT RD FRANKFORT MI 49635 | | PARCEL NUMBER: 05-176-010-00 | | |
| | | PROPERTY ADDRESS: 1112 AIRPORT RD FRANKFORT, MI 49635 | | |
| | | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| | | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | | % 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: | | CALCULATION CHANGES | | |
| 945-10* LOT 10 SKYWAY PARK .51 A M/L P.A. 1112 AIRPORT ROAD [[2/77 160/418; 220/290 EST; 10/91 254/835 WD; BP 8/92; | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | | *Applies to all property taxable values in the State of Michigan | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$-1909 | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 102,300 | 99,200 | -3,100 |
| 2. ASSESSED VALUE: | | 102,300 | 99,200 | -3,100 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 102,300 | 99,200 | -3,100 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | |
| ASSESSOR | | PHONE # | | EMAIL |
| JILL BROWN | | (231) 881-4000 | | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-176-011-00 PROPERTY ADDRESS: 1120 AIRPORT RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MULLALY NANCY & MICHAEL & SMITH SHANNON 1120 AIRPORT RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| Building on Leased Land 302* BEG 800 FT S & 400 FT W OF NE COR OF SW 1/4 OF SW 1/4 E 400 FT N 1460 FT W 895 FT N 45 DEG W 600 FT M/L TO W SEC LN S 1085 FT TO 1/8 LN E 220 FT SE'LY TO BEG SEC 25 T26N R16W 36.7 A M/L P.A. 748 AIRPORT ROAD Parcel Code of Land: 05-001-418-00 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$27 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 39,337 | 40,556 | | |
| 2. ASSESSED VALUE: | | 87,400 | 84,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 87,400 | 84,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | | PHONE # | | | |
| JILL BROWN | | (231) 881-4000 | | | |
| | | EMAIL | | | |
| | | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-400-000-00 PROPERTY ADDRESS: 1170 HIGH MEADOW TRAIL FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: OLD AIRPORT LLC PAUL HOEKSTRA 3668 AIRLINE RD MUSKEGON MI 49444 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| SW 1/4 OF NE 1/4 OF SE 1/4 ALSO SE 1/4 OF NW 1/4 OF SE 1/4 ALSO NE 1/4 OF SW 1/4 OF SE 1/4 ALSO NW 1/4 OF SE 1/4 OF SE 1/4 ALSO S 1/2 OF SW 1/4 OF SE 1/4 EXC S 300 FT OF W 300 FT SEC 15 T26N R16W 57.82 A M/L CHANGED FROM 001-238-00 FOR 2005 SPLIT TO 400-001-00 THRU 400-028-00 FOR 2005 (UNITS 1-28 HIGH MEADOWS CONDO) P.A. 744 GRAVES RD P.A. 1170 HIGH MEADOWS TRL (PVT) (STORAGE BLDG) SPLIT STORAGE UNIT #2 TO PARCEL 05-400-025-00 FOR 2007 SPLIT STORAGE UNIT #3 TO PARCEL 05-400-012-00 FOR 2010 SPLIT STORGAE UNIT #4 TO PARCEL 05-400-024-00 FOR 2010 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$3 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 2,580 | 2,659 | | |
| 1. TAXABLE VALUE: | | 26,100 | 25,800 | | |
| 2. ASSESSED VALUE: | | | -300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 26,100 | 25,800 | | |
| | | | -300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-400-001-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: OLD AIRPORT LLC PAUL HOEKSTRA 3668 AIRLINE RD MUSKEGON MI 49444 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: UNIT 1 HIGH MEADOW CONDOMINIUM | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$6 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 4,706 | 4,851 | 145 | | |
| 2. ASSESSED VALUE: | 18,500 | 20,100 | 1,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 18,500 | 20,100 | 1,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|-------------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-400-002-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: OLD AIRPORT LLC PAUL HOEKSTRA 3668 AIRLINE RD MUSKEGON MI 49444 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: UNIT 2 HIGH MEADOW CONDOMINIUM | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$6 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 5,001 | 5,156 | 155 | | |
| 2. ASSESSED VALUE: | 18,500 | 20,100 | 1,600 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 18,500 | 20,100 | 1,600 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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L-4400

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| | | | | | |
|---|--|-------------------------------|----------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-400-003-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: OLD AIRPORT LLC PAUL HOEKSTRA 3668 AIRLINE RD MUSKEGON MI 49444 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: UNIT 3 HIGH MEADOW CONDOMINIUM | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | % 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 | | | | |
| 1. TAXABLE VALUE: | % Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$5 | | | | |
| | PRIOR YEAR VALUES | CURRENT YEAR TENTATIVE VALUES | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 2024 | 2025 | | | |
| 2. ASSESSED VALUE: | 4,407 | 4,543 | 136 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | 17,500 | 19,000 | 1,500 | | |
| 4. STATE EQUALIZED VALUE (SEV): | 17,500 | 19,000 | 1,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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| | % 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: UNIT 4 HIGH MEADOW CONDOMINIUM | CALCULATION CHANGES | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$6 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 4,558 | 4,699 | 141 |
| 2. ASSESSED VALUE: | 18,000 | 19,600 | 1,600 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 18,000 | 19,600 | 1,600 |
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| 6. Assessor Change Reason(s) | | | |
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| ASSESSOR JILL BROWN | PHONE # (231) 881-4000 | EMAIL TOWNSHIPASSESSING@GMAIL.COM | |
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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-400-005-00 PROPERTY ADDRESS: 595 SKY MEADOW COURT FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CUNNINGHAM FAMILY TRUST 595 SKY MEADOW CT FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % 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: UNIT 5 HIGH MEADOW CONDOMINIUM | | CALCULATION CHANGES | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$163 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 239,914 | 247,351 |
| 2. ASSESSED VALUE: | | 402,000 | 392,700 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 402,000 | 392,700 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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L-4400

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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-400-006-00 PROPERTY ADDRESS: SKY MEADOW COURT FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: COLLIER GULLEY L & WRIGHT BROOK E 923 ELM ST FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: UNIT 6 HIGH MEADOW CONDOMINIUM | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$21 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 17,115 | 17,645 | | |
| 1. TAXABLE VALUE: | | 19,000 | 20,700 | | |
| 2. ASSESSED VALUE: | | 19,000 | 20,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | 19,000 | 20,700 | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 19,000 | 20,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|-------------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-400-007-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: OLD AIRPORT LLC PAUL HOEKSTRA 3668 AIRLINE RD MUSKEGON MI 49444 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: UNIT 7 HIGH MEADOW CONDOMINIUM | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$7 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 5,295 | 5,459 | 164 | | |
| 2. ASSESSED VALUE: | 21,100 | 22,900 | 1,800 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 21,100 | 22,900 | 1,800 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|---|---|--|-------------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-400-008-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
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| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: UNIT 8 HIGH MEADOW CONDOMINIUM | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$8 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 6,178 | 6,369 | 191 | | |
| 2. ASSESSED VALUE: | 24,400 | 26,600 | 2,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 24,400 | 26,600 | 2,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-400-009-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: OLD AIRPORT LLC PAUL HOEKSTRA 3668 AIRLINE RD MUSKEGON MI 49444 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: UNIT 9 HIGH MEADOW CONDOMINIUM | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$7 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 5,885 | 6,067 | 182 | | |
| 2. ASSESSED VALUE: | 23,400 | 25,400 | 2,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 23,400 | 25,400 | 2,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

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L-4400

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|---|--|-------------------------------|----------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-400-010-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: OLD AIRPORT LLC PAUL HOEKSTRA 3668 AIRLINE RD MUSKEGON MI 49444 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: UNIT 10 HIGH MEADOW CONDOMINIUM | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | % 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 | | | | |
| 1. TAXABLE VALUE: | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$7 | | | | |
| | | | | | |
| 2. ASSESSED VALUE: | PRIOR YEAR VALUES | CURRENT YEAR TENTATIVE VALUES | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 2024 | 2025 | | | |
| 3. TENTATIVE EQUALIZATION FACTOR: | 6,032 | 6,218 | 186 | | |
| 4. STATE EQUALIZED VALUE (SEV): | 23,900 | 26,000 | 2,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-400-011-00 PROPERTY ADDRESS: 1250 HIGH MEADOW TRL FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WALRAD CHRISTOPHER A & SHELLY 1250 HIGH MEADOW TRAIL FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| UNIT 11 HIGH MEADOW CONDOMINIUM | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$83 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 122,545 | 126,343 | 3,798 | | |
| 2. ASSESSED VALUE: | 196,000 | 192,700 | -3,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 196,000 | 192,700 | -3,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|

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L-4400

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| | | | | | |
|---|---|--|-------------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-400-012-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SKIERSKI 2013 TRUST 349 SOUTHERN HILLS DR MC KINNEY TX 75069-1257 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: UNIT 12 HIGH MEADOW CONDOMINIUM ALSO STORAGE UNIT #3 PT OF 400-000-00 COMB HERE FOR 2010 (STG UNIT #3) | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$22 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 18,221 | 18,785 | 564 | | |
| 2. ASSESSED VALUE: | 22,100 | 23,600 | 1,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 22,100 | 23,600 | 1,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
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Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-400-013-00 PROPERTY ADDRESS: 1278 HIGH MEADOW TRL FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SCAVARDA KATHRYN TRUST 3817 BRONSON BLVD KALAMAZOO MI 49008 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: UNIT 13 HIGH MEADOW CONDOMINIUM | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$173 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 139,779 | 144,112 | | |
| 2. ASSESSED VALUE: | | 231,000 | 227,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 231,000 | 227,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-400-014-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: OLD AIRPORT LLC PAUL HOEKSTRA 3668 AIRLINE RD MUSKEGON MI 49444 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: UNIT 14 HIGH MEADOW CONDOMINIUM | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$6 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 4,852 | 5,002 | 150 | | |
| 2. ASSESSED VALUE: | 19,000 | 20,700 | 1,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 19,000 | 20,700 | 1,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-400-015-00 PROPERTY ADDRESS: 1306 HIGH MEADOWS TRL FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HARNESS J KEITH & MARY 1306 HIGH MEADOWS TRL PO BOX 1654 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: UNIT 15 HIGH MEADOW CONDOMINIUM | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$102 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 150,412 | 155,074 | | |
| 1. TAXABLE VALUE: | | 300,300 | 294,200 | | |
| 2. ASSESSED VALUE: | | | -6,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 300,300 | 294,200 | | |
| | | | -6,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | | PARCEL IDENTIFICATION | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BALACHANDRAN PRABAKARAN 1021 N CHICAGO AVE ARLINGTON HEIGHTS IL 60004 | | PARCEL NUMBER: 05-400-016-00 | | |
| | | PROPERTY ADDRESS: HIGH MEADOW TRAIL FRANKFORT, MI 49635 | | |
| | | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| | | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential |
| | | PRIOR YEAR CLASSIFICATION: | 402 | Residential |
| | | % Exempt As "Homeowners Principal Residence": .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: UNIT 16 HIGH MEADOW CONDOMINIUM | | CALCULATION CHANGES | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | | *Applies to all property taxable values in the State of Michigan | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax billl by approximatelv: \$26 | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 20,800 | 21,444 | 644 |
| 2. ASSESSED VALUE: | | 20,800 | 22,600 | 1,800 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 20,800 | 22,600 | 1,800 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | |
| ASSESSOR | | PHONE # | | EMAIL |
| JILL BROWN | | (231) 881-4000 | | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | |

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L-4400

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| | | | | | |
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| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-400-017-00 PROPERTY ADDRESS: HIGH MEADOW TRAIL FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BARRY BRANDON H 245 MAPLE BARRINGTON IL 60010 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: UNIT 17 HIGH MEADOW CONDOMINIUM | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$270 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 16,741 | 23,500 | | |
| 1. TAXABLE VALUE: | | 21,600 | 23,500 | | |
| 2. ASSESSED VALUE: | | 21,600 | 23,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 21,600 | 23,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-400-018-00 PROPERTY ADDRESS: 1348 HIGH MEADOW TRL FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: HOLCOMBE DENNIS & KAREN PO BOX 506 FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| UNIT 18 HIGH MEADOW CONDOMINIUM | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$149 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 120,861 | 124,607 | 3,746 | | |
| 2. ASSESSED VALUE: | 196,400 | 193,200 | -3,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 196,400 | 193,200 | -3,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-400-019-00 PROPERTY ADDRESS: HIGH MEADOW TRAIL FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DUTCH BOY BUILDERS LLC 3668 AIRLINE RD MUSKEGON MI 49444 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: UNIT 19 HIGH MEADOW CONDOMINIUM | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$20 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 15,944 | 16,438 | | |
| 2. ASSESSED VALUE: | | 20,500 | 22,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 20,500 | 22,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-400-020-00 PROPERTY ADDRESS: HIGH MEADOW TRAIL FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CHURCH WILLIAM C & MARIJKE STEENSTR 5515 MICK RD BENZONIA MI 49616 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| UNIT 20 HIGH MEADOW CONDOMINIUM | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$29 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 23,100 | 23,816 | 716 | | |
| 2. ASSESSED VALUE: | 25,700 | 27,900 | 2,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 25,700 | 27,900 | 2,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
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|--|

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-400-021-00 PROPERTY ADDRESS: HIGH MEADOW TRAIL FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: STEMPLE ANDREW & STELLA 2816 VIA ALTA PL SAN DIEGO CA 92108 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: UNIT 21 HIGH MEADOW CONDOMINIUM | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$24 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 19,300 | 19,898 | | |
| 2. ASSESSED VALUE: | | 19,300 | 21,000 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 19,300 | 21,000 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-400-022-00 PROPERTY ADDRESS: HIGH MEADOW TRAIL FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DEVINE JOHN K & MARGARET 1122 FIGG RD FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: UNIT 22 HIGH MEADOW CONDOMINIUM | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$244 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 15,374 | 21,500 | | |
| 1. TAXABLE VALUE: | | 19,800 | 21,500 | | |
| 2. ASSESSED VALUE: | | 19,800 | 21,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 19,800 | 21,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-400-023-00 PROPERTY ADDRESS: HIGH MEADOW TRAIL FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: DEVINE JOHN K JR 282 S 5TH ST #7D BROOKLYN NY 11211 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: UNIT 23 HIGH MEADOW CONDOMINIUM | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$27 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 21,945 | 22,625 | | |
| 1. TAXABLE VALUE: | | 24,400 | 26,600 | | |
| 2. ASSESSED VALUE: | | | 2,200 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 24,400 | 26,600 | | |
| | | | 2,200 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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THIS IS NOT A TAX BILL

L-4400

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| | | | | | |
|---|--|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-400-024-00 PROPERTY ADDRESS: V/L HIGH MEADOW TRAIL FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KJONES RD LLC 471 BEECH ST FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| UNIT 24 HIGH MEADOW CONDOMINIUM ALSO STORAGE UNIT #4 PT OF 05-400-000-00 COMB HERE FOR 2010 (STORAGE UNIT #4) | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$26 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 20,840 | 21,486 | 646 | | |
| 2. ASSESSED VALUE: | 25,700 | 27,600 | 1,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 25,700 | 27,600 | 1,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-400-025-00 PROPERTY ADDRESS: 1528 HIGH MEADOW TRL FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KJONES RD LLC 471 BEECH ST FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| UNIT 25 HIGH MEADOW CONDOMINIUM ALSO STORAGE UNIT #2 LOCATED ON COMMON AREA (PARCEL # 10-05-400-000-00) DESC CORR FOR 2007 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$25 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 20,055 | 20,676 | 621 | | |
| 2. ASSESSED VALUE: | 22,300 | 24,200 | 1,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 22,300 | 24,200 | 1,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-400-026-00 PROPERTY ADDRESS: HIGH MEADOW TRAIL FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WELLS GEORGE & MONTGOMERY ASHLEY 311 GREENWICH ST APT 6J NEW YORK NY 10013 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: UNIT 26 HIGH MEADOW CONDOMINIUM | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$688 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 5,147 | 22,400 | | |
| 1. TAXABLE VALUE: | | 20,500 | 22,400 | | |
| 2. ASSESSED VALUE: | | 20,500 | 22,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 20,500 | 22,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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L-4400

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| | | | | | |
|---|---|--|-------------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-400-027-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: OLD AIRPORT LLC PAUL HOEKSTRA 3668 AIRLINE RD MUSKEGON MI 49444 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: UNIT 27 HIGH MEADOW CONDOMINIUM | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$6 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 4,852 | 5,002 | 150 | | |
| 2. ASSESSED VALUE: | 19,300 | 21,000 | 1,700 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 19,300 | 21,000 | 1,700 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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L-4400

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-400-028-00 PROPERTY ADDRESS: 1488 HIGH MEADOW TRL FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BROXHOLM DAVID & NANCY A 1488 HIGH MEADOW TRAIL FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: UNIT 28 HIGH MEADOW CONDOMINIUM | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$139 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 204,734 | 211,080 | | |
| 1. TAXABLE VALUE: | | 276,200 | 270,300 | | |
| 2. ASSESSED VALUE: | | | -5,900 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 276,200 | 270,300 | | |
| | | | -5,900 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-410-001-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MACWILLIAMS DAVID & RINEHART LESLIE C 11 FALL RIDGE RD WESTON CT 06883 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: UNIT 1 PILGRIM PRESERVE | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$8 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 6,290 | 6,484 | 194 | | |
| 2. ASSESSED VALUE: | 91,500 | 91,500 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 91,500 | 91,500 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-410-002-00 PROPERTY ADDRESS: GOLF LN FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SPITZER LYMAN F IRT 315 E FRONT ST PERRYSBURG OH 43551 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: UNIT 2 PILGRIM PRESERVE | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$8 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 6,480 | 6,680 | | |
| 1. TAXABLE VALUE: | | 155,500 | 155,500 | | |
| 2. ASSESSED VALUE: | | 155,500 | 155,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | 155,500 | 155,500 | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 155,500 | 155,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-410-003-00 PROPERTY ADDRESS: 1874 GOLF LN FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ONEAL JOHN L & SANDRA L ONEAL CHRISTOPHER M PO BOX 2218 FRANKFORT MI 49635-2218 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % 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: | | CALCULATION CHANGES | | | |
| UNIT 3 PILGRIM PRESERVE PA 1874 GOLF LN | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$360 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 531,219 | 547,686 | 16,467 | | |
| 2. ASSESSED VALUE: | 566,200 | 560,900 | -5,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 566,200 | 560,900 | -5,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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L-4400

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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-410-004-00 PROPERTY ADDRESS: 1870 GOLF LN FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MADDEN BRIAN J & MARIE ELIZABETH F 424 W 62ND TERRACE KANSAS CITY MO 64113 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: UNIT 4 PILGRIM PRESERVE | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$240 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 193,789 | 199,796 | | |
| 1. TAXABLE VALUE: | | 306,700 | 304,300 | | |
| 2. ASSESSED VALUE: | | | -2,400 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 306,700 | 304,300 | | |
| | | | -2,400 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
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| | | | | | |
|---|--|---------------------------------------|----------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-410-005-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SPITZER ADELBERT L & DIANE YOUNG 306 MARLBOROUGH ST BOSTON MA 02116 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: UNIT 5 PILGRIM PRESERVE | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | % 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 | | | | |
| 1. TAXABLE VALUE: | % Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$7 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 5,613 | 5,787 | 174 | | |
| 2. ASSESSED VALUE: | 91,500 | 91,500 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 91,500 | 91,500 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-410-006-00 | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PETRICK EDWARD A TRUSTEE 700 N LINDEN OAK PARK IL 60302 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential |
| | % Exempt As "Homeowners Principal Residence": .00% | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | |
| LEGAL DESCRIPTION: UNIT 6 PILGRIM PRESERVE | CALCULATION CHANGES | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | |
| | \$9 | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| 1. TAXABLE VALUE: | | 7,432 | 7,662 |
| 2. ASSESSED VALUE: | | 91,500 | 91,500 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 91,500 | 91,500 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|---|---|--|-------------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-410-007-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WAY KATHLEEN M & MOLLOY ROBERT S 103 OAKLAND AVE ARLINGTON MA 02476 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: UNIT 7 PILGRIM PRESERVE | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$7 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 5,613 | 5,787 | 174 | | |
| 2. ASSESSED VALUE: | 91,500 | 91,500 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 91,500 | 91,500 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | | | |
|---|--|-------------------------------|----------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-410-008-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: POTTER R BRIAN LT 37 MUIRFIELD LN SAINT LOUIS MO 63141 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: UNIT 8 PILGRIM PRESERVE | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | % 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 | | | | |
| 1. TAXABLE VALUE: | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$7 | | | | |
| | PRIOR YEAR VALUES | CURRENT YEAR TENTATIVE VALUES | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 2024 | 2025 | | | |
| | 5,440 | 5,608 | 168 | | |
| 2. ASSESSED VALUE: | 91,500 | 91,500 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 91,500 | 91,500 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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|---|--|---------------------------------------|----------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-410-009-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MILLER INVESTMENTS LP 275 CASTLE CREEK RD #101 ASPEN CO 81611 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: UNIT 9 PILGRIM PRESERVE | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | % 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 | | | | |
| 1. TAXABLE VALUE: | Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
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| | \$7 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 2. ASSESSED VALUE: | 5,613 | 5,787 | 174 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | 91,500 | 91,500 | 0 | | |
| 4. STATE EQUALIZED VALUE (SEV): | 91,500 | 91,500 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-410-010-00 | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: OHLINGER BIRCHARD H REV LVNG TRUST 817 1/2 TERRY LANE KEY WEST FL 33040 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential |
| | % Exempt As "Homeowners Principal Residence": .00% | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | |
| LEGAL DESCRIPTION: UNIT 10 PILGRIM PRESERVE | CALCULATION CHANGES | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | |
| | \$7 | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| 1. TAXABLE VALUE: | | 5,960 | 6,144 |
| 2. ASSESSED VALUE: | | 91,500 | 91,500 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 91,500 | 91,500 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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| | | | |
|---|---|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-410-011-00 PROPERTY ADDRESS: 690 LOWER EAGLE LN FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: RAUSCHERT MARK C PO BOX 95 BUSHNELL IL 61422 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 401 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 401 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: UNIT 11 PILGRIM PRESERVE | | CALCULATION CHANGES | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$388 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | | 314,094 | 323,830 |
| 2. ASSESSED VALUE: | | 486,100 | 481,700 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 486,100 | 481,700 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
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L-4400

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| | | | | | |
|---|---|-------------------------------|----------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-410-012-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: RAUSCHERT MARK & CYNTHIA PO BOX 95 BUSHNELL IL 61422 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: UNIT 12 PILGRIM PRESERVE | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$9 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES | CURRENT YEAR TENTATIVE VALUES | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 2024 | 2025 | | | |
| | 7,358 | 7,586 | 228 | | |
| | 91,500 | 91,500 | 0 | | |
| | 91,500 | 91,500 | 0 | | |
| 2. ASSESSED VALUE: | | | | | |
| 3. TENTATIVE EQUALIZATION FACTOR: | 1.000 | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | | | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | WAS NOT | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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| | | | | | |
|---|---|-----------------------------|----------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-410-013-00 | | | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: MILLAR JAMES V & LAURA R 397 E ROYAL FERN WAY SANTA ROSA BEACH FL 32459 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: UNIT 13 PILGRIM PRESERVE | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$7 | | | | |
| | | PRIOR YEAR VALUES | CURRENT YEAR TENTATIVE VALUES | | |
| | | 2024 | 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 5,960 | 6,144 | 184 | | |
| 2. ASSESSED VALUE: | 91,500 | 91,500 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 91,500 | 91,500 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
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| | | | | | |
|---|---|---|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-410-014-00 PROPERTY ADDRESS: UPPER EAGLE LN FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: TERRY CHARLOTTE N 965 BEACHCOMER LN VERO BEACH FL 32963 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| UNIT 14 PILGRIM PRESERVE | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$90 | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 72,544 | 74,792 | 2,248 | | |
| 2. ASSESSED VALUE: | 91,500 | 91,500 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 91,500 | 91,500 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-410-015-00 PROPERTY ADDRESS: UPPER EAGLE LN FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: RODES ERIC P & JUDITH S 1702 GOLF LN FRANKFORT MI 49635 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: UNIT 15 PILGRIM PRESERVE | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$7 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 6,046 | 6,233 | | |
| 1. TAXABLE VALUE: | | 91,500 | 91,500 | | |
| 2. ASSESSED VALUE: | | 91,500 | 91,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | 91,500 | 91,500 | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 91,500 | 91,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-410-016-00 | | | | |
| | PROPERTY ADDRESS: , | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BECK WILLIAM [TRUSTEE] PO BOX 1147/ 111 MICHIGAN AVE FRANKFORT MI 49635 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: UNIT 16 PILGRIM PRESERVE | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | | | |
| | \$8 | | | | |
| 1. TAXABLE VALUE: | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| | 6,222 | 6,414 | 192 | | |
| 2. ASSESSED VALUE: | 91,500 | 91,500 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 91,500 | 91,500 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-410-017-00 PROPERTY ADDRESS: UPPER EAGLE LN FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: TERRY VIRGINIA & COOPER 1106 S LAMAR BLVD OXFORD MS 38655 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: UNIT 17 PILGRIM PRESERVE | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$81 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| 1. TAXABLE VALUE: | 65,256 | 67,278 | 2,022 | | |
| 2. ASSESSED VALUE: | 91,500 | 91,500 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: | 1.000 | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 91,500 | 91,500 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
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|--|

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L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---------------------------------------|----------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-410-018-00 | | | | |
| | PROPERTY ADDRESS: , | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: TERRY VIGINIA & COOPER 1106 S LAMAR BLVD OXFORD MS 38655 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: UNIT 18 PILGRIM PRESERVE | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$7 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 5,960 | 6,144 | 184 | | |
| 2. ASSESSED VALUE: | 91,500 | 91,500 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 91,500 | 91,500 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-410-019-00 | | | | |
| | PROPERTY ADDRESS: , | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ALLBRIGHT SCOTT D & DEBRA[TRUSTEES 1709 N VERDE AVE ARLINGTON HEIGHTS IL 60004 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: UNIT 19 PILGRIM PRESERVE | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$9 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 7,170 | 7,392 | 222 | | |
| 2. ASSESSED VALUE: | 91,500 | 91,500 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 91,500 | 91,500 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|--|---------------------------------------|----------------------------------|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-410-020-00 | | | | |
| | PROPERTY ADDRESS: , | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: BAGLAB ROBERT J & NANCY C[TRUSTEES 7540 CORNELL AVE SAINT LOUIS MO 63130 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: UNIT 20 PILGRIM PRESERVE | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$9 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 7,259 | 7,484 | 225 | | |
| 2. ASSESSED VALUE: | 91,500 | 91,500 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 91,500 | 91,500 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
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THIS IS NOT A TAX BILL**L-4400****Notice of Assessment, Taxable Valuation, and Property Classification**

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| | | | |
|---|---|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-410-021-00 PROPERTY ADDRESS: 1883 GOLF LN FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: GREENWALT MATTHEW & ANNA MARIE & STOWELL DANIEL FREDERICH 7807 PINE RD WYNDMOOR PA 19038 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential |
| | % Exempt As "Homeowners Principal Residence": | .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: UNIT 21 PILGRIM PRESERVE | | CALCULATION CHANGES | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | |
| | | *Applies to all property taxable values in the State of Michigan | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$107 | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 |
| | | 86,835 | 89,526 |
| 1. TAXABLE VALUE: | | 86,835 | 89,526 |
| 2. ASSESSED VALUE: | | 91,500 | 91,500 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 91,500 | 91,500 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR | | PHONE # | EMAIL |
| JILL BROWN | | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM |
| HOW TO FILE AN APPEAL | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
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L-4400

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| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-410-022-00 PROPERTY ADDRESS: GOLF LANE FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: ROSENTHAL ERIC B [TRUSTEE] 443 S WAIOLA AVE LA GRANGE IL 60525 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": | .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: UNIT 22 PILGRIM PRESERVE | | CALCULATION CHANGES | | | |
| | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$7 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | 5,613 | 5,787 | | |
| 1. TAXABLE VALUE: | | 91,500 | 91,500 | | |
| 2. ASSESSED VALUE: | | 91,500 | 91,500 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | 91,500 | 91,500 | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 91,500 | 91,500 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 | | WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
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IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the Michigan Department of Treasury's website at www.michigan.gov/taxes. Click on the "Property Taxes" box, select "Forms and Instructions," then click on "Board of Review" to obtain a "Petition to the Board of Review," Form 618 (L-4035).

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

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To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-410-023-00 | | | | |
| | PROPERTY ADDRESS: , | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WEIR PETER & NANCY [TRUSTEES(50%) & WEIR THOMAS [TRUSTEE(50%) PO BOX 846 FRANKFORT MI 49635 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 402 | Residential | | |
| | PRIOR YEAR CLASSIFICATION: | 402 | Residential | | |
| | % Exempt As "Homeowners Principal Residence": .00% | | | | |
| | % Exempt As "Qualified Agricultural Property": .00% | | | | |
| LEGAL DESCRIPTION: UNIT 23 PILGRIM PRESERVE | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$9 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 7,344 | 7,571 | 227 | | |
| 2. ASSESSED VALUE: | 91,500 | 91,500 | 0 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 91,500 | 91,500 | 0 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

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|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
|--|

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L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

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| | | | | | |
|---|---|---------------------------------------|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-800-002-00 PROPERTY ADDRESS: 725 AIRPORT ROAD HANGAR 5 FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: TRADEWINDS AERO INC PO BOX 27 TRAVERSE CITY MI 49685 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 210 | Commercial | | |
| | PRIOR YEAR CLASSIFICATION: | 210 | Commercial | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | CALCULATION CHANGES | | | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | | |
| | *Applies to all property taxable values in the State of Michigan | | | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$-500 | | | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | 12,529 | 0 | -12,529 | | |
| 2. ASSESSED VALUE: | 22,100 | 0 | -22,100 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 22,100 | 0 | -22,100 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | | | |
| ASSESSOR | PHONE # | EMAIL | | | |
| JILL BROWN | (231) 881-4000 | TOWNSHIPASSESSING@GMAIL.COM | | | |
| HOW TO FILE AN APPEAL | | | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | | | |
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| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | | | |

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L-4400

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| | | | |
|---|--|---------------------------------------|----------------------------------|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-800-003-00 | | |
| | PROPERTY ADDRESS: FRANKFORT, MI 49635 | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: WHITMAN DUDLEY TODD WHITMAN 2865 NE 32ND ST POMPANO BEACH FL 33064 | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 210 | Commercial |
| | PRIOR YEAR CLASSIFICATION: | 210 | Commercial |
| | % Exempt As "Homeowners Principal Residence": .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: | CALCULATION CHANGES | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$8 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 6,504 | 6,705 | 201 |
| 2. ASSESSED VALUE: | 11,400 | 9,400 | -2,000 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 11,400 | 9,400 | -2,000 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR JILL BROWN | PHONE # (231) 881-4000 | EMAIL TOWNSHIPASSESSING@GMAIL.COM | |
| HOW TO FILE AN APPEAL | | | |
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| | | | | | |
|---|---|--|--|--|--|
| FROM: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | | | |
| | PARCEL NUMBER: 05-800-004-00 PROPERTY ADDRESS: AIRPORT RD FRANKFORT, MI 49635 | | | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SHEWALTER NICHOLAS 1513 PINETIP TERRACE LAKE PLACID FL 33852 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 210 | Commercial | | |
| | PRIOR YEAR CLASSIFICATION: | 210 | Commercial | | |
| | % Exempt As "Homeowners Principal Residence": | .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: | | CALCULATION CHANGES | | | |
| Building on Leased Land 302* BEG 800 FT S & 400 FT W OF NE COR OF SW 1/4 OF SW 1/4 E 400 FT N 1460 FT W 895 FT N 45 DEG W 600 FT M/L TO W SEC LN S 1085 FT TO 1/8 LN E 220 FT SE'LY TO BEG SEC 25 T26N R16W 36.7 A M/L P.A. 748 AIRPORT ROAD Parcel Code of Land: 05-001-418-00 | | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | | |
| | | *Applies to all property taxable values in the State of Michigan | | | |
| | | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: \$8 | | | |
| | | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | | |
| | | | VALUE DIFFERENCE FROM PRIOR YEAR | | |
| 1. TAXABLE VALUE: | | 6,263 | 194 | | |
| 2. ASSESSED VALUE: | | 11,900 | -2,300 | | |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | | | |
| 4. STATE EQUALIZED VALUE (SEV): | | 11,900 | -2,300 | | |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | | | |
| 6. Assessor Change Reason(s) | | | | | |
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IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a form approved by the Michigan Tax Tribunal, which are available at www.michigan.gov/taxtrib.

To claim a PRE, complete the "Principal Residence Exemption Affidavit" (Form 2368) and file it with your township or city of the year of the claim. A valid affidavit filed on or before June 1 allows an owner to receive a PRE on the current year summer and winter tax levy and subsequent tax levies so long as it remains the owner's principal residence. A valid affidavit filed after June 1 and on or before November 1 allows an owner to receive a PRE on the current winter tax levy and subsequent tax levies so long as it remains the owner's principal residence.

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: TOWNSHIP ASSESSING OFFICE CRYSTAL LAKE TWP ASSESSOR 1196 RANGER DR GLADWIN, MI 48624 | PARCEL IDENTIFICATION | | |
| | PARCEL NUMBER: 05-800-005-00 PROPERTY ADDRESS: 1419 GRAVES RD FRANKFORT, MI 49635 | | |
| | PROPERTY CLASSIFICATION AND EXEMPTION STATUS | | |
| OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: AT&T MOBILITY LLC AT&T PROPERTY TAX DEPT 1010 PINE 6E L01 SAINT LOUIS MO 63101 | ACCORDING TO MCL 211.34c PROPERTY IS CLASSIFIED AS: | 210 | Commercial |
| | PRIOR YEAR CLASSIFICATION: | 210 | Commercial |
| | % Exempt As "Homeowners Principal Residence": .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: | CALCULATION CHANGES | | |
| | 2025 Inflation Rate Multiplier (IRM) is: 1.031* | | |
| | *Applies to all property taxable values in the State of Michigan | | |
| | Taxable Value changes are estimated to increase/decrease(-) the current year tax bill by approximately: | | |
| | \$13 | | |
| | PRIOR YEAR VALUES 2024 | CURRENT YEAR TENTATIVE VALUES 2025 | VALUE DIFFERENCE FROM PRIOR YEAR |
| 1. TAXABLE VALUE: | 10,249 | 10,566 | 317 |
| 2. ASSESSED VALUE: | 22,800 | 19,400 | -3,400 |
| 3. TENTATIVE EQUALIZATION FACTOR: 1.000 | | | |
| 4. STATE EQUALIZED VALUE (SEV): | 22,800 | 19,400 | -3,400 |
| 5. There WAS or WAS NOT a transfer of ownership on this property in 2024 WAS NOT | | | |
| 6. Assessor Change Reason(s) | | | |
| FOR NOTICE OF ASSESSMENT QUESTIONS AND/OR APPEALS CONTACT THE ASSESSOR: | | | |
| ASSESSOR JILL BROWN | PHONE # (231) 881-4000 | EMAIL TOWNSHIPASSESSING@GMAIL.COM | |
| HOW TO FILE AN APPEAL | | | |
| Contact the Assessor prior to March 4th for an Assessor review and to schedule an in-person appointment if needed. If an owner is unable to attend in-person they may either send a personal representative with an authorization letter to one of the scheduled meetings to appear on their behalf, or they may submit a petition via US Mail (no emails or faxes accepted) and must be received no later than Friday, March 7th. Mail petitions via regular US mail to: Crystal Lake Township Assessor c/o Jill Brown 1196 Ranger Dr Gladwin, MI 48624 | | | |
| 2025 March Board of Review (MBOR) Meeting Dates & Times | | | |
| Location: Crystal Lake Township Hall, 1651 Frankfort Hwy, Frankfort, MI 49635 | | | |
| Dates: March 10th 3PM-9PM and March 12th 9AM-3PM | | | |

PLEASE SEE BACK FOR GUIDANCE AND ADDITIONAL INFORMATION

| |
|--|
| <p style="text-align: center;">Guidance regarding Form 1019, Notice of Assessment, Taxable Valuation, and Property Classification</p> |
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Not less than 14 days before the first meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated based on the Taxable Value (Line 1). State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. The change in your tax bill is estimated above Line 1.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value will be the same as your 2025 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2024, your 2025 Taxable Value is calculated by multiplying your 2024 Taxable Value by 1.031 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2025 Taxable Value cannot be higher than your 2025 State Equalized Value.

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