

COLUMBIA COUNTY

Property Appraiser

Parcel 36-3S-16-02590-001

Owners

CP LAKE CITY LLC
2207 ORCHARD LAKE RD
SYLVAN LAKE, MI 48320

Parcel Summary

Location	1705 W US HIGHWAY 90
Use Code	1000: VACANT COMMERCIAL
Tax District	2: COUNTY
Acreage	18.8200
Section	36
Township	3S
Range	16
Subdivision	DIST 2

Additional Site Addresses

1705 W US HIGHWAY 90

Legal Description

COMM NE COR OF NE1/4 OF SE1/4, RUN S 208 FT, W 15 FT FOR POB, CONT W 1192.89 FT, S 655.47 FT, SE 396.47 FT, S 400.61 FT, NE 368.70 FT, S 321.56 FT TO N R/W US-90, NE ALONG R/W 687.68 FT, N 1145.72 FT TO POB, EX THE N 500 FT.

689-610, 799-2247, 818-1672, DC 824-1762, 1765, 832-944, 851-388, 867-381, 932-1312, 948-1071, 970-2581, WD 1017-279, WD 1048-565, WD 1332-1205, WD 1439-1242, WD 1493-1147, WD 1498-223



30° 11' 04" N 82° 39' 50" W

Working Values

	2026
Total Building	\$0
Total Extra Features	\$0
Total Market Land	\$1,441,203
Total Ag Land	\$0
Total Market	\$1,441,203
Total Assessed	\$1,441,203
Total Exempt	\$0
Total Taxable	\$1,441,203
SOH Diff	\$0

Value History

	2025	2024	2023	2022	2021	2020	2019
Total Building	\$0	\$11,306	\$37,796	\$32,681	\$27,557	\$25,197	\$23,229
Total Extra Features	\$0	\$300	\$300	\$300	\$300	\$300	\$300
Total Market Land	\$1,441,203	\$1,441,203	\$1,378,903	\$1,378,903	\$2,583,454	\$2,583,454	\$2,583,454
Total Ag Land	\$0	\$0	\$0	\$0	\$5,419	\$5,096	\$4,955
Total Market	\$1,441,203	\$1,452,809	\$1,416,999	\$1,411,884	\$2,611,311	\$2,608,951	\$2,606,983
Total Assessed	\$1,441,203	\$1,452,809	\$1,416,999	\$1,411,884	\$137,208	\$134,525	\$132,416
Total Exempt	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Taxable	\$1,441,203	\$1,452,809	\$1,416,999	\$1,411,884	\$137,208	\$134,525	\$132,416
SOH Diff	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
WD 1498/223	2023-08-07	Q	01	WARRANTY DEED	Improved	\$1,740,000	Grantor: NOBLE RED, LLC Grantee: CP LAKE CITY LLC
WD 1493/1147	2023-06-13	U	30	WARRANTY DEED	Improved	\$680,000	Grantor: GLOBAL SIGNAL ACQUISITIONS IV LLC Grantee: NOBLE RED, LLC

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
WD 1439/1242	2021-06-01	Q	01	WARRANTY DEED	Improved	\$1,600,000	Grantor: DOUG AND JUNE EPPERSON FAMILY LLC Grantee: GLOBAL SIGNAL ACQUISITIONS IV LLC
WD 1332/1205	2017-01-19	U	30	WARRANTY DEED	Improved	\$0	Grantor: WILLIAM D EPPERSON & ETAL Grantee: DOUG AND JUNE EPPERSON FAMILY LLC
WD 1048/0565	2005-05-26	Q	01	WARRANTY DEED	Improved	\$0	Grantor: DOUG & JUNE EPPERSON Grantee: WM EPPERSON & DALE PRICE TRSTEEES 1/15 INT
WD 1017/0279	2004-05-26	Q	01	WARRANTY DEED	Improved	\$0	Grantor: DOUG & JUNE EPPERSON Grantee: WM EPPERSON & DALE PRICE TRSTEEES 1/15 INT
WD 0970/2581	2002-12-10	Q	01	WARRANTY DEED	Improved	\$100	Grantor: JUNE EPPERSON Grantee: UNE EPPERSON LVG TRUST (1/5TH UNDIV INT)
WD 0948/1071	2002-02-20	Q	01	WARRANTY DEED	Improved	\$100	Grantor: DOUGLAS & JUNE EPPERSON Grantee: WM D EPPERSON & DALE PRICE AS TRUSTEES

Buildings

None

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
1000	VACANT COMMERCIAL	CI	150.00	150.00	0.52	\$120,000.00/AC	0.52	1.00	\$62,400
9105	TOWER SITE	CI	.00	.00	43,560.00	\$1.35/SF	1.00	0.50	\$29,403
9900	AC NON-AG	CI	.00	.00	17.30	\$120,000.00/AC	17.30	0.65	\$1,349,400

Personal Property

Account	Secured/ Unsecured	Owner	Description
03378-200	Unsecured	CROWN CASTLE TOWERS 06-02 LLC	B - BUSINESS
12475-200	Unsecured	T-MOBILE SOUTH, LLC	B - BUSINESS

Permits

Date	Permit	Type	Status	Description
May 12, 2025	000053065	COMMERCIAL	COMPLETED	Communications Tower
Dec 26, 2024	000051894	COMMERCIAL	COMPLETED	Communications Tower
Jun 13, 2022	000044663	COMMERCIAL	COMPLETED	Communications Tower
Feb 7, 2022	000043652	COMMERCIAL	COMPLETED	Communications Tower

TRIM Notices

2025
2024
2023

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of October 06, 2025.