

**Meeting Announcement and Agenda
Mt. Pleasant Zoning Board of
Appeals**

**Wednesday, April 22, at 7:00 p.m.
City Hall, Commission Chamber**

- I.** Roll Call: Haveles, Keipinger, McGuire, Powell, Stressman
- II.** Welcome new member Ms. Stacie Keipinger
- III.** Election of Officers:
- IV.** Approval of Agenda:
- V.** Approval of Minutes:
 - November 19, 2025
- VI.** Public Comment
- VII.** Communications:
- VIII.** Public Hearings:
 - a. ZBA-26-01 – 116 N Mission – A variance application has been filed by Graff – MTPBGRCRE LLC, requesting approval for temporary signs under section 154.414 Subsection B(3).
 - b. ZBA-26-02 – 1422 E Pickard – A variance application has been filed by Graff – MTPRE LLC, requesting approval for temporary signs under section 154.414 Subsection B(3).
- IX.** Old Business:
 - a. None
- X.** New Business:
 - a. None
- XI.** Other:
 - a. None
- XII.** Adjournment

All interested persons may attend and participate. Persons with disabilities needing assistance to participate may call the Personnel Office at 779-5314. A 48-hour advance notice is necessary for accommodation.

**Mt. Pleasant Zoning Board of Appeals
Minutes of the Regular Meeting
November 19, 2025**

I. McGuire called the meeting to order at 7 p.m.

Present: Demerath, Haveles, McGuire, Orlik, Stressman,
Absent: Powell

Staff: Brian Kench, Kayleigh Cullen

II. Approval of the Agenda:

Stressman noted he was listed twice on the agenda and requested a correction.

McGuire called for a motion. Motion by Haveles, supported by Orlik to approve the agenda.

Motion was approved unanimously.

III. Approval of the Minutes:

October 22, 2025

Motion by Haveles support by Orlik, to approve October 22, 2025, minutes.

Motion was approved unanimously.

IV. Public Comment

McGuire opened public comment, noting this time was reserved for comments not related to any case being presented this evening.

Joseph Carreon of 109 N. Arnold came forward to discuss comments made during the public hearing portion of the 10.22.25 ZBA meeting.

There being no one else wishing to speak in person, online, or via Zoom, McGuire closed public comment.

V. Communications:

A. None

VI. Public Hearings:

A. None

VII. Old Business:

A. None

VIII. New Business:

A. Review 2026 Meeting Calendar

Motion by Stressman, supported by Haveles to approve the 2026 ZBA Meeting Calendar.

IX. Other

A. Board Member Recognitions

X. Adjournment:

Motion by Haveles, support by Stressman to adjourn.

Motion approved unanimously.

Meeting adjourned at 7:12 p.m.



OFFICE USE ONLY
Filing fee: \$500.00
Case #: <u>ZBA-26-01</u>
Submission Date: <u>2/18/26</u>
Meeting Date: _____

VARIANCE APPLICATION

City of Mt. Pleasant - Building Safety Department
 320 W. Broadway Street, Mt. Pleasant, MI 48858
 (989) 779-5347 ▪ Fax: (989) 773-4691 ▪ www.mt-pleasant.org

Important Information to Applicants for Variance:

The Zoning Board of Appeals may grant Variances upon finding based on reasonable evidence that the Variance will not be detrimental to adjacent property or the surrounding neighborhood and will not impair the intent and purpose of Chapter 154 of the Zoning Ordinance. The possibility of increased financial return shall not of itself be deemed sufficient to warrant a Variance.

The Board’s consideration of a Variance request shall be limited to the specific standard, requirement, or use for which the Variance is requested and shall not include any other aspect of an application.

The Board cannot grant use variances.

COMPLETE APPLICATION REQUIRED

The Variance Application will not be scheduled for review by the Zoning Board of Appeals until it has been verified that all required information has been provided with the application including the filing fee. **Incomplete applications may be returned.**

QUESTIONS

If you have any questions, please **contact the Building Safety Department at (989) 779-5347 or bkench@mt-pleasant.org**. Additional information can also be found in the Building Safety Development section and the Zoning Board of Appeals section of the City’s website at www.mt-pleasant.org. The variance process is outlined in Section 154.608 of the City’s Zoning Ordinance. Non-conforming lots, uses, structures and improvements are outlined in Section 154.114 of the City’s Zoning Ordinance. The Zoning Ordinance can be reviewed online at www.mt-pleasant.org/planning.

Please type or print clearly:

I. APPLICANT INFORMATION			
Applicant: <u>GRAFF - MTPBGRCRE LLC / VICTORIA MUNDAY</u>			
Address: <u>116 N MISSION ST</u>	City: <u>MT PLEASANT</u>	State: <u>MI</u>	Zip: <u>48858</u>
Interest in property (owner, tenant, option, etc.): <u>VP OF GRAFF MT PLEASANT</u>			
Contact Person: <u>VICTORIA MUNDAY</u>			
Telephone Number: <u>989-317-6639</u>	Fax Number:	E-mail Address: <u>vmunday@hankgraff.com</u>	

II. VARIANCE REQUESTED			
<input type="checkbox"/> Front Yard	<input type="checkbox"/> Side Yard	<input type="checkbox"/> Rear Yard	<input type="checkbox"/> Height
<input checked="" type="checkbox"/> Lot Coverage	<input type="checkbox"/> Signage	<input type="checkbox"/> Other:	
<i>Please note that use variances are not permitted.</i>			

III. PROPERTY INFORMATION			
Property Address: <u>116 N MISSION ST</u>	Zoning District: <u>CD-4</u>		
Legal Description (available from deed, City Assessor's Office, or City website – can be provided on separate sheet): <u>M BROWN ADD, N 1/2 LOT 1 BLK1; LOT 2 BLK 1 EXC W 42 FT OF S 1/2 OF LOT 2 BLK1. ALSO EXC THE W T FT DF N 1/2 BLK, FOR ST ROW. NOTE: TIFA DIST #4 -> MISSION ST DDA</u>			
Owner Name (if different than applicant): <u>MTPBGCRE LLC</u>			
Address: <u>116 N MISSION ST</u>	City: <u>MT PLEASANT</u>	State: <u>MI</u>	Zip: <u>48858</u>
Telephone Number: <u>989-773-3917</u>	Fax Number:	E-mail Address:	

VI. PROJECT DESCRIPTION	
Please use this section to describe the use or uses being proposed. Attach additional pages, if necessary: <u>ADDING FLAGS TO LOT LIGHT POLES.</u>	
Existing Site Conditions:	
Total Site Area: <u>4.362</u> acres or _____ sq. ft.	
Existing Building Area: <u>19840</u> sq. ft.	Number of Existing Buildings: <u>2</u>
Number of Existing Residential Units: <u>0</u>	Number of Existing Residential Occupants: <u>4</u>
Will any existing buildings or portions of buildings be demolished for the proposed project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If so, please state the total area to be demolished: <u>N/A</u> sq. ft.	

Proposed Site Conditions:

New Building Area: _____ sq. ft.
Total Building Area (existing + new): _____ sq. ft.
Total Number of Buildings (existing + new): _____
Total Number of Parking Spaces: _____
Barrier-free Parking Spaces: _____

Nonresidential Uses (Commercial, Office, Industrial, etc.):

Total Floor Area: _____ sq. ft. Total Number of Employees: _____
Proposed Hours of Operation: _____ Total Number of Shifts: _____
Number of Employees in Peak Shift: _____

Residential Uses (Apartments, Rooming/Boarding Dwellings, etc.):

Total Number of Proposed (existing + new) Units: _____
Total Number of Proposed (existing + new) Occupants: _____
Maximum Number of Occupants per Unit: _____

Efficiency Units	Total Number Proposed: _____	Avg. Floor Area: _____
One-Bedroom Units	Total Number Proposed: _____	Avg. Floor Area: _____
Two-Bedroom Units	Total Number Proposed: _____	Avg. Floor Area: _____
Three-Bedroom Units	Total Number Proposed: _____	Avg. Floor Area: _____
Four-Bedroom Units	Total Number Proposed: _____	Avg. Floor Area: _____
Five-Bedroom Units	Total Number Proposed: _____	Avg. Floor Area: _____
Other Units _____	Total Number Proposed: _____	Avg. Floor Area: _____

IV. APPLICANT CERTIFICATION

By execution of this application, the person signing represents that the information provided and the accompanying documentation is, to the best of his/her knowledge, true and accurate. In addition, the undersigned represents that he/she is authorized and does hereby grant a right of entry to City officials for the purpose of gathering information related to this application, and to verify compliance with the terms and conditions of any Site Plan approval issued as a result of this application.

Signature: *V. Munday* Date: 2/17/26

V. OWNER AUTHORIZATION

If the applicant is anyone other than the owner, the owner hereby grants permission for the applicant to act on his/her behalf. (Authorization may be submitted via a separate signed letter)

Signature: *K. Scott* Date: 02/17/2026

FOR NON-USE VARIANCE OR DIMENSIONAL VARIANCE

PLEASE PROVIDE A WRITTEN RESPONSE TO CRITERIA 1-6 BELOW

(attach additional sheets as necessary)

154.608.B To obtain a non-use or dimensional variance, the applicant must show practical difficulty by demonstrating that all of the following conditions exist:

(1) That there are exceptional or extraordinary circumstances or conditions applying to the property in question or to the intended Use of the property that do not apply generally to other properties or classes or Uses in the same District or Civic Zone; exceptional or extraordinary circumstances or conditions include:

- (a) Exceptional narrowness, shallowness or shape of a specific property on the effective date of this Chapter;
- (b) Exceptional topographic conditions or other extraordinary situation on the land, Building or Structure; or
- (c) Exceptional Use or Development of the property Adjacent the property in question.

Due to the nature of our business, as well as the placement of the building the need for promotional flags are a necessity to the growth of our business. Promoting our brands are what makes our business ~~thrive~~ grow.

(2) That such a Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same District or Civic Zone and in the vicinity.

The flags in question are similar to the flags that are used by Central Michigan University and other non-profit organizations in the community. Many other community members have commented on the aesthetics being "beautiful", "classy".

(3) That the Variance request is not one where the specific conditions pertaining to the property are so general or recurrent in nature as to make the formulation of a general regulation for such conditions reasonably practicable.

The flags are not a hazard to traffic. A general regulation would not be necessary.

(4) That the authorizing of such Variance will not be a substantial detriment to adjacent property.

All adjacent properties will not be negatively affected by the variance due to the fact flags do not create sound/noise and do not project light in any manner.

(5) That authorizing of the Variance will not materially impair the purposes of the Zoning Ordinance or the public interest.

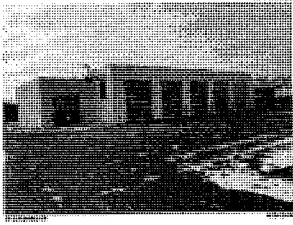
Public interest has shown that the flags create a classy, fun aesthetic and enjoyment.

(6) That the need for the Variance is not created by any action of the applicant or previous owner.

The need of the variance is to allow us to prosper in the city of Mt. Pleasant.

116 N MISSION ST MT PLEASANT, MI 48858 (Property Address)

Parcel Number: 17-000-09602-00 Account Number: 236-75000-00



Item 1 of 4 3 Images / 1 Sketch

Property Owner: MTPBGCRE LLC

Summary Information

- > Commercial/Industrial Building Summary
 - Yr Built: N/A
 - Total Sq.Ft.: 19,840
 - > Property Tax information found
 - > Utility Billing information found
- > Assessed Value: \$1,053,300 | Taxable Value: \$1,053,300
 - > 41 Building Department records found

Owner and Taxpayer Information

Owner	MTPBGCRE LLC 116 N MISSION MT PLEASANT, MI 48858	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2025

Property Class	201 COMMERCIAL-IMPROVED	Unit	17 017 CITY OF MT PLEASANT
School District	MT PLEASANT PUBLIC SCHOOL DIST	Assessed Value	\$1,053,300
MAP #	Not Available	Taxable Value	\$1,053,300
ASSESSOR	0	State Equalized Value	\$1,053,300
GEN/FLDWRK	Not Available	Date of Last Name Change	10/04/2012
MATH GAST IMP	Not Available	Notes	Not Available
Historical District	No	Census Block Group	No Data to Display
CLERK	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information

Effective Date No Data to Display

Principal Residence Exemption	June 1st	Final
2025	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2024	\$961,900	\$961,900	\$961,900
2023	\$1,048,500	\$1,048,500	\$954,677
2022	\$1,024,100	\$1,024,100	\$909,217

Land Information

Zoning Code	CD-4	Total Acres	1.132
Land Value	\$690,200	Land Improvements	\$53,193
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	2190 COMM-MISSION NORTH	Mortgage Code	No Data to Display
Lot Dimensions/Comments	Not Available	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
No lots found.		
Total Frontage: 0.00 ft		Average Depth: 0.00 ft

Legal Description

M BROWN ADD, N 1/2 LOT 1 BLK 1; LOT 2 BLK 1 EXC W 42 FT OF S 1/2 OF LOT 2 BLK 1. ALSO EXC THE W 7 FT OF N 1/2 LOT 1 BLK 1, FOR ST ROW. NOTE: TIFA

Land Division Act Information

Date of Last Split/Combine	No Data to Display	Number of Splits Left	Not Available
Date Form Filed	No Data to Display	Unallocated Div.s of Parent	0
Date Created	01/01/0001	Unallocated Div.s Transferred	0
Acreage of Parent	0.00	Rights Were Transferred	Yes
Split Number	0	Courtesy Split	No
Parent Parcel	No Data to Display		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
10/01/2012	\$1,000,000.00	WD	SHAHEEN PROPERTIES LLC	MTPBGCRCRE LLC	22-OUTLIER	1606/0936
04/01/2008	\$1,800,000.00	WD	DEAN BURGER PONTIAC-GMC INC	SHAHEEN PROPERTIES LLC	03-ARM'S LENGTH	1434/0866
07/27/2007	\$0.00	OTH	BURGER DEAN M TRUST	DEAN BURGER PONTIAC-GMC INC	26-PARTIAL INTEREST	1404/0552
02/12/1993	\$7,100.00	WD	WD/MDOT		03-ARM'S LENGTH	775/455
01/12/1993	\$235,000.00	OTH	ISACKSON SHIRLEY	DEAN BURGER PONTIAC-GMC INC	16-LC PAYOFF	773/294

Building Information - 19840 sq ft Auto Dealerships - Complete (Commercial)

Floor Area	19,840 sq ft	Estimated TCV	\$1,599,305
Occupancy	Auto Dealerships - Complete	Class	C
Stories Above Ground	1	Average Story Height	14 ft
Basement Wall Height	0 ft	Identical Units	Not Available
Year Built	No Data to Display	Year Remodeled	No Data to Display
Percent Complete	100%	Heat	Package Heating & Cooling
Physical Percent Good	76%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	11 yrs

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Isabella County GIS Tax Info

Parcel Report: 17-000-09-656-00

2/17/2026

1:54:08 PM



Property Address

222 N MISSION ST
MT PLEASANT, MI, 48858

Owner Address

MTPBGCRE LLC
C/O GRAFF BUICK GMC CADILLAC
116 N MISSION ST
MT PLEASANT, MI 48858

Unit: 17
Unit Name: MT. PLEASANT

General Information for 2025 Tax Year

Parcel Number:	17-000-09-656-00	Assessed Value:	\$127,800
Prop. Class Code:	201	Taxable Value:	\$127,800
Prop. Class	COMMERCIAL-IMPROVED	State Equalized Value:	\$127,800
Name:		Exemption Percent:	0
School Dist Code:	37010		

School Dist

MT PLEASANT CITY SCHOOL

Name:

DIST

Prev Year Info**MBOR Assessed****Final SEV****Final Taxable**

2024

\$129,600

\$129,600

\$129,600

2023

\$133,200

\$133,200

\$133,200

Land Information**Acreage:**

0.68

Zoning:**Town/Range/Sec**

14N 04W

Tax Description

M BROWN ADD. W 97 FT LOT 20 BLK 1. EXC THE W 7 FT THEREOF FOR ST ROW. NOTE: TIFA DIST #4 - MISSION ST DDA

Sales Information

Sale Date: 09-15-2022

Sale Price: 0

Instrument: WD

Grantor: K2 + 1 LLC

Grantee: MTPBGCRE LLC

Terms of Sale: 33-TO BE DETERMINED

Liber/Page: 01897/03820

Sale Date: 07-31-2009

Sale Price: 1

Instrument: WD

Grantor: OVENS LLC

Grantee: K2 + 1 LLC

Terms of Sale: 21-NOT USED/OTHER

Liber/Page: 01492/00518

Sale Date: 07-16-2009

Sale Price: 280000

Instrument: WD

Grantor: OVENS LLC

Grantee: K2 + 1 LLC
 Terms of Sale: 03-ARM'S LENGTH
 Liber/Page: 01489/00792

Sale Date: 01-05-2000

Sale Price: 185000
 Instrument: WD
 Grantor: ENGLISH CONRAD
 Grantee: OVENS LLC
 Terms of Sale: 03-ARM'S LENGTH
 Liber/Page: 00972/00913

Tax History *Total Due as of settlement date

Tax Details 2025 Winter

School Dist. Code:	37010	Assessed Value:	\$127,800
School Dist. Name:	MT PLEASANT CITY SCHOOL DIST	Taxable Value:	\$127,800
Property Class:	201	State Equalized Value:	\$127,800
Class Name:	COMMERCIAL-IMPROVED	Exemption Percent:	0%

Last Payment Date:

Base Tax:	\$1,954.56	Base Paid:	\$0.00
Admin Fees:	\$19.54	Admin Fees Paid:	\$0.00
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$1,974.10	Total Paid:	\$0.00

Tax Items 2025 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
School Operating	9	1,150.20	\$0.00
School Debt 2016	0.47	60.06	\$0.00
School Debt 2022	0.74	94.57	\$0.00
School Debt 2024	0.66	84.34	\$0.00
Comm. on Aging	1	127.80	\$0.00
County Parks	0.35	44.73	\$0.00
Med CareFacility	1	127.80	\$0.00
I-Ride	0.862	110.16	\$0.00
Mid Mich College	1.2121	154.90	\$0.00
SCHOOL OPER FC	0	0.00	\$0.00

Tax Details 2025 Summer

School Dist. Code:	37010	Assessed Value:	\$127,800
School Dist. Name:	MT PLEASANT CITY SCHOOL DIST	Taxable Value:	\$127,800
Property Class:	201	State Equalized Value:	\$127,800
Class Name:	COMMERCIAL-IMPROVED	Exemption Percent:	0%

Last Payment Date: July 30, 2025

Base Tax:	\$5,999.40	Base Paid:	\$5,999.40
Admin Fees:	\$39.22	Admin Fees Paid:	\$39.22
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$6,038.62	Total Paid:	\$6,038.62

Tax Items 2025 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
City Operating	12.23	1,562.99	\$1,562.99
City Capital Imp	1.5	191.70	\$191.70
City P/F Pension	2.02	258.15	\$258.15
City Storm Sewer	0.5	63.90	\$63.90
School Operating	9	1,150.20	\$1,150.20
School Debt 2016	0.47	60.06	\$60.06
School Debt 2022	0.74	94.57	\$94.57
School Debt 2024	0.66	84.34	\$84.34
State Education	6	766.80	\$766.80
District Library	1.75	223.65	\$223.65
County Operating	6.61	844.75	\$844.75
RESD Operating	0.264	33.73	\$33.73
RESD Spec. Ed.	4.2	536.76	\$536.76
RESD Voc. Ed.	1	127.80	\$127.80
School Oper FC	0	0.00	\$0.00

Tax Details 2024 Winter

School Dist. Code:	37010	Assessed Value:	\$129,600
School Dist. Name:	MT PLEASANT CITY SCHOOL DIST	Taxable Value:	\$129,600
Property Class:	201	State Equalized Value:	\$129,600
Class Name:	COMMERCIAL-IMPROVED	Exemption Percent:	0%

Last Payment Date: January 30, 2025

Base Tax:	\$2,056.67	Base Paid:	\$2,056.67
Admin Fees:	\$20.56	Admin Fees Paid:	\$20.56
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$2,077.23	Total Paid:	\$2,077.23

Tax Items 2024 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
School Operating	9	1,166.40	\$1,166.40
School Debt 2016	0.9	116.64	\$116.64
School Debt 2020	0.32	41.47	\$41.47
School Debt 2022	0.55	71.28	\$71.28
School Debt 2024	0.67	86.83	\$86.83
Comm. on Aging	1	129.60	\$129.60
County Parks	0.35	45.36	\$45.36
Med CareFacility	1	129.60	\$129.60
I-Ride	0.862	111.71	\$111.71
Mid Mich College	1.2175	157.78	\$157.78
SCHOOL OPER FC	0	0.00	\$0.00

Tax Details 2024 Summer

School Dist. Code:	37010	Assessed Value:	\$129,600
School Dist. Name:	MT PLEASANT CITY SCHOOL DIST	Taxable Value:	\$129,600
Property Class:	201	State Equalized Value:	\$129,600
Class Name:	COMMERCIAL-IMPROVED	Exemption Percent:	0%

Last Payment Date: July 11, 2024

Base Tax:	\$6,157.79	Base Paid:	\$6,157.79
Admin Fees:	\$40.51	Admin Fees Paid:	\$40.51
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$6,198.30	Total Paid:	\$6,198.30

Tax Items 2024 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
City Operating	12.23	1,585.00	\$1,585.00

City Capital Imp	1.5	194.40	\$194.40
City P/F Pension	2.02	261.79	\$261.79
City Storm Sewer	0.5	64.80	\$64.80
School Operating	9	1,166.40	\$1,166.40
School Debt 2016	0.9	116.64	\$116.64
School Debt 2020	0.32	41.47	\$41.47
School Debt 2022	0.55	71.28	\$71.28
School Debt 2024	0.67	86.83	\$86.83
State Education	6	777.60	\$777.60
District Library	1.75	226.80	\$226.80
County Operating	6.61	856.65	\$856.65
RESD Operating	0.264	34.21	\$34.21
RESD Spec. Ed.	4.2	544.32	\$544.32
RESD Voc. Ed.	1	129.60	\$129.60
School Oper FC	0	0.00	\$0.00

Tax Details 2023 Winter

School Dist. Code:	37010	Assessed Value:	\$133,200
School Dist. Name:	MT PLEASANT CITY SCHOOL DIST	Taxable Value:	\$133,200
Property Class:	201	State Equalized Value:	\$133,200
Class Name:	COMMERCIAL-IMPROVED	Exemption Percent:	0%
Last Payment Date:	December 8, 2023		
Base Tax:	\$2,053.96	Base Paid:	\$2,053.96
Admin Fees:	\$20.53	Admin Fees Paid:	\$20.53
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$2,074.49	Total Paid:	\$2,074.49

Tax Items 2023 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
School Operating	9	1,198.80	\$1,198.80
School Debt 2016	0.88	117.21	\$117.21
School Debt 2020	0.35	46.62	\$46.62
School Debt 2022	0.76	101.23	\$101.23
Med CareFacility	1	133.20	\$133.20
Comm. on Aging	1	133.20	\$133.20
County Parks	0.35	46.62	\$46.62
I-Ride	0.862	114.81	\$114.81

Mid Mich College	1.2183	162.27	\$162.27
SCHOOL OPER FC	0	0.00	\$0.00

Tax Details 2023 Summer

School Dist. Code:	37010	Assessed Value:	\$133,200
School Dist. Name:	MT PLEASANT CITY SCHOOL DIST	Taxable Value:	\$133,200
Property Class:	201	State Equalized Value:	\$133,200
Class Name:	COMMERCIAL-IMPROVED	Exemption Percent:	0%

Last Payment Date: February 16, 2024

Base Tax:	\$6,268.90	Base Paid:	\$6,080.83
Admin Fees:	\$41.04	Admin Fees Paid:	\$41.04
Interest Fees:	\$626.89	Interest Fees Paid:	\$627
Total Tax & Fees:	\$6,936.83	Total Paid:	\$6,748.76

Tax Items 2023 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
City Operating	12.23	1,629.03	\$1,580.15
City Capital Imp	1.5	199.80	\$193.81
City P/F Pension	2.02	269.06	\$260.99
City Storm Sewer	0.5	66.60	\$64.60
District Library	1.75	233.10	\$226.11
RESD Operating	0.264	35.16	\$34.11
RESD Spec. Ed.	4.2	559.44	\$542.66
RESD Voc. Ed.	1	133.20	\$129.20
State Education	6	799.20	\$775.22
School Operating	9	1,198.80	\$1,162.84
School 2016 Debt	0.88	117.21	\$113.69
School 2020 Debt	0.35	46.62	\$45.22
School 2022 Debt	0.76	101.23	\$98.19
County Operating	6.61	880.45	\$854.04
SCHOOL OPER FC	0	0.00	\$0.00

Application Use and Disclaimer

This application is intended for use by the general public as an aid for searching available land records. Any use of automated processes (program scripts, 'bots', ect.) to search records or mine data is strictly prohibited and may result in the suspension or termination of the violator's access privileges. Any high-volume automated access attempts will be regarded as Denial of Service (DoS) attacks and may be reported to the proper authorities.

Information Accuracy Disclaimer

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Isabella County GIS Tax Info

Parcel Report: 17-000-09-657-00

2/17/2026

1:55:00 PM



Property Address

803 MOSHER
MOUNT PLEASANT, MI, 48858

Owner Address

MTPBGCRE LLC
--
116 N MISSION
MT PLEASANT, MI 48858

Unit: 17
Unit Name: MT. PLEASANT

General Information for 2025 Tax Year

<u>Parcel Number:</u>	17-000-09-657-00	<u>Assessed Value:</u>	\$74,800
<u>Prop. Class Code:</u>	202	<u>Taxable Value:</u>	\$52,342
<u>Prop. Class</u>	COMMERCIAL-VACANT	<u>State Equalized Value:</u>	\$74,800
<u>Name:</u>		<u>Exemption Percent:</u>	0
<u>School Dist Code:</u>	37010		

School Dist MT PLEASANT CITY SCHOOL
Name: DIST

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2024	\$74,800	\$74,800	\$50,769
2023	\$74,800	\$74,800	\$48,352

Land Information

Acreage: 0.25
Zoning:
Town/Range/Sec 14N 04W

Tax Description

M BROWN ADD. E 81 FT LOT 19 BLK. 1

Sales Information

Sale Date: 10-01-2012

Sale Price: 1000000
Instrument: WD
Grantor: SHAHEEN PROPERTIES LLC
Grantee: MTPBGCRE LLC
Terms of Sale: 21-NOT USED/OTHER
Liber/Page: 01606/00936

Sale Date: 04-01-2008

Sale Price: 1800000
Instrument: WD
Grantor: DEAN BURGER PONTIAC BUICK CAD
Grantee: SHAHEEN PROPERTIES LLC
Terms of Sale: 21-NOT USED/OTHER
Liber/Page: 01434/00866

Tax History *Total Due as of settlement date

Tax Details 2025 Winter

School Dist. Code: 37010
School Dist. Name: MT PLEASANT CITY SCHOOL DIST
Property Class: 202
Class Name: COMMERCIAL-VACANT

Assessed Value: \$74,800
Taxable Value: \$52,342
State Equalized Value: \$74,800
Exemption Percent: 0%

Last Payment Date:

Base Tax: \$800.48 **Base Paid:** \$0.00
Admin Fees: \$8.00 **Admin Fees Paid:** \$0.00
Interest Fees: \$0.00 **Interest Fees Paid:** \$0
Total Tax & Fees: \$808.48 **Total Paid:** \$0.00

Tax Items 2025 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
School Operating	9	471.07	\$0.00
School Debt 2016	0.47	24.60	\$0.00
School Debt 2022	0.74	38.73	\$0.00
School Debt 2024	0.66	34.54	\$0.00
Comm. on Aging	1	52.34	\$0.00
County Parks	0.35	18.31	\$0.00
Med CareFacility	1	52.34	\$0.00
I-Ride	0.862	45.11	\$0.00
Mid Mich College	1.2121	63.44	\$0.00
SCHOOL OPER FC	0	0.00	\$0.00

Tax Details 2025 Summer

School Dist. Code: 37010
School Dist. Name: MT PLEASANT CITY SCHOOL DIST
Property Class: 202
Class Name: COMMERCIAL-VACANT

Assessed Value: \$74,800
Taxable Value: \$52,342
State Equalized Value: \$74,800
Exemption Percent: 0%

Last Payment Date: July 30, 2025

Base Tax: \$2,457.09 **Base Paid:** \$2,457.09
Admin Fees: \$16.06 **Admin Fees Paid:** \$16.06
Interest Fees: \$0.00 **Interest Fees Paid:** \$0
Total Tax & Fees: \$2,473.15 **Total Paid:** \$2,473.15

Tax Items 2025 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
City Operating	12.23	640.14	\$640.14
City Capital Imp	1.5	78.51	\$78.51

City P/F Pension	2.02	105.73	\$105.73
City Storm Sewer	0.5	26.17	\$26.17
School Operating	9	471.07	\$471.07
School Debt 2016	0.47	24.60	\$24.60
School Debt 2022	0.74	38.73	\$38.73
School Debt 2024	0.66	34.54	\$34.54
State Education	6	314.05	\$314.05
District Library	1.75	91.59	\$91.59
County Operating	6.61	345.98	\$345.98
RESD Operating	0.264	13.81	\$13.81
RESD Spec. Ed.	4.2	219.83	\$219.83
RESD Voc. Ed.	1	52.34	\$52.34
School Oper FC	0	0.00	\$0.00

Tax Details 2024 Winter

School Dist. Code:	37010	Assessed Value:	\$74,800
School Dist. Name:	MT PLEASANT CITY SCHOOL DIST	Taxable Value:	\$50,769
Property Class:	202	State Equalized Value:	\$74,800
Class Name:	COMMERCIAL-VACANT	Exemption Percent:	0%

Last Payment Date: December 16, 2024

Base Tax:	\$805.63	Base Paid:	\$805.63
Admin Fees:	\$8.05	Admin Fees Paid:	\$8.05
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$813.68	Total Paid:	\$813.68

Tax Items 2024 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
School Operating	9	456.92	\$456.92
School Debt 2016	0.9	45.69	\$45.69
School Debt 2020	0.32	16.24	\$16.24
School Debt 2022	0.55	27.92	\$27.92
School Debt 2024	0.67	34.01	\$34.01
Comm. on Aging	1	50.76	\$50.76
County Parks	0.35	17.76	\$17.76
Med CareFacility	1	50.76	\$50.76
I-Ride	0.862	43.76	\$43.76
Mid Mich College	1.2175	61.81	\$61.81

SCHOOL OPER FC	0	0.00	\$0.00
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Tax Details 2024 Summer

School Dist. Code:	37010	Assessed Value:	\$74,800
School Dist. Name:	MT PLEASANT CITY SCHOOL DIST	Taxable Value:	\$50,769
Property Class:	202	State Equalized Value:	\$74,800
Class Name:	COMMERCIAL-VACANT	Exemption Percent:	0%
Last Payment Date:	July 11, 2024		

Base Tax:	\$2,412.17	Base Paid:	\$2,412.17
Admin Fees:	\$15.87	Admin Fees Paid:	\$15.87
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$2,428.04	Total Paid:	\$2,428.04

Tax Items 2024 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
City Operating	12.23	620.90	\$620.90
City Capital Imp	1.5	76.15	\$76.15
City P/F Pension	2.02	102.55	\$102.55
City Storm Sewer	0.5	25.38	\$25.38
School Operating	9	456.92	\$456.92
School Debt 2016	0.9	45.69	\$45.69
School Debt 2020	0.32	16.24	\$16.24
School Debt 2022	0.55	27.92	\$27.92
School Debt 2024	0.67	34.01	\$34.01
State Education	6	304.61	\$304.61
District Library	1.75	88.84	\$88.84
County Operating	6.61	335.58	\$335.58
RESD Operating	0.264	13.40	\$13.40
RESD Spec. Ed.	4.2	213.22	\$213.22
RESD Voc. Ed.	1	50.76	\$50.76
School Oper FC	0	0.00	\$0.00

Tax Details 2023 Winter

School Dist. Code:	37010	Assessed Value:	\$74,800
School Dist. Name:	MT PLEASANT CITY SCHOOL DIST	Taxable Value:	\$48,352
Property Class:	202	State Equalized Value:	\$74,800
Class Name:	COMMERCIAL-VACANT	Exemption Percent:	0%

Last Payment Date: December 8, 2023

Base Tax:	\$745.55	Base Paid:	\$745.55
Admin Fees:	\$7.45	Admin Fees Paid:	\$7.45
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$753.00	Total Paid:	\$753.00

Tax Items 2023 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
School Operating	9	435.16	\$435.16
School Debt 2016	0.88	42.54	\$42.54
School Debt 2020	0.35	16.92	\$16.92
School Debt 2022	0.76	36.74	\$36.74
Med CareFacility	1	48.35	\$48.35
Comm. on Aging	1	48.35	\$48.35
County Parks	0.35	16.92	\$16.92
I-Ride	0.862	41.67	\$41.67
Mid Mich College	1.2183	58.90	\$58.90
SCHOOL OPER FC	0	0.00	\$0.00

Tax Details 2023 Summer

School Dist. Code:	37010	Assessed Value:	\$74,800
School Dist. Name:	MT PLEASANT CITY SCHOOL DIST	Taxable Value:	\$48,352
Property Class:	202	State Equalized Value:	\$74,800
Class Name:	COMMERCIAL-VACANT	Exemption Percent:	0%

Last Payment Date: July 17, 2023

Base Tax:	\$2,275.56	Base Paid:	\$2,275.56
Admin Fees:	\$14.89	Admin Fees Paid:	\$14.89
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$2,290.45	Total Paid:	\$2,290.45

Tax Items 2023 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
City Operating	12.23	591.34	\$591.34
City Capital Imp	1.5	72.52	\$72.52

City P/F Pension	2.02	97.67	\$97.67
City Storm Sewer	0.5	24.17	\$24.17
District Library	1.75	84.61	\$84.61
RESD Operating	0.264	12.76	\$12.76
RESD Spec. Ed.	4.2	203.07	\$203.07
RESD Voc. Ed.	1	48.35	\$48.35
State Education	6	290.11	\$290.11
School Operating	9	435.16	\$435.16
School 2016 Debt	0.88	42.54	\$42.54
School 2020 Debt	0.35	16.92	\$16.92
School 2022 Debt	0.76	36.74	\$36.74
County Operating	6.61	319.60	\$319.60
SCHOOL OPER FC	0	0.00	\$0.00

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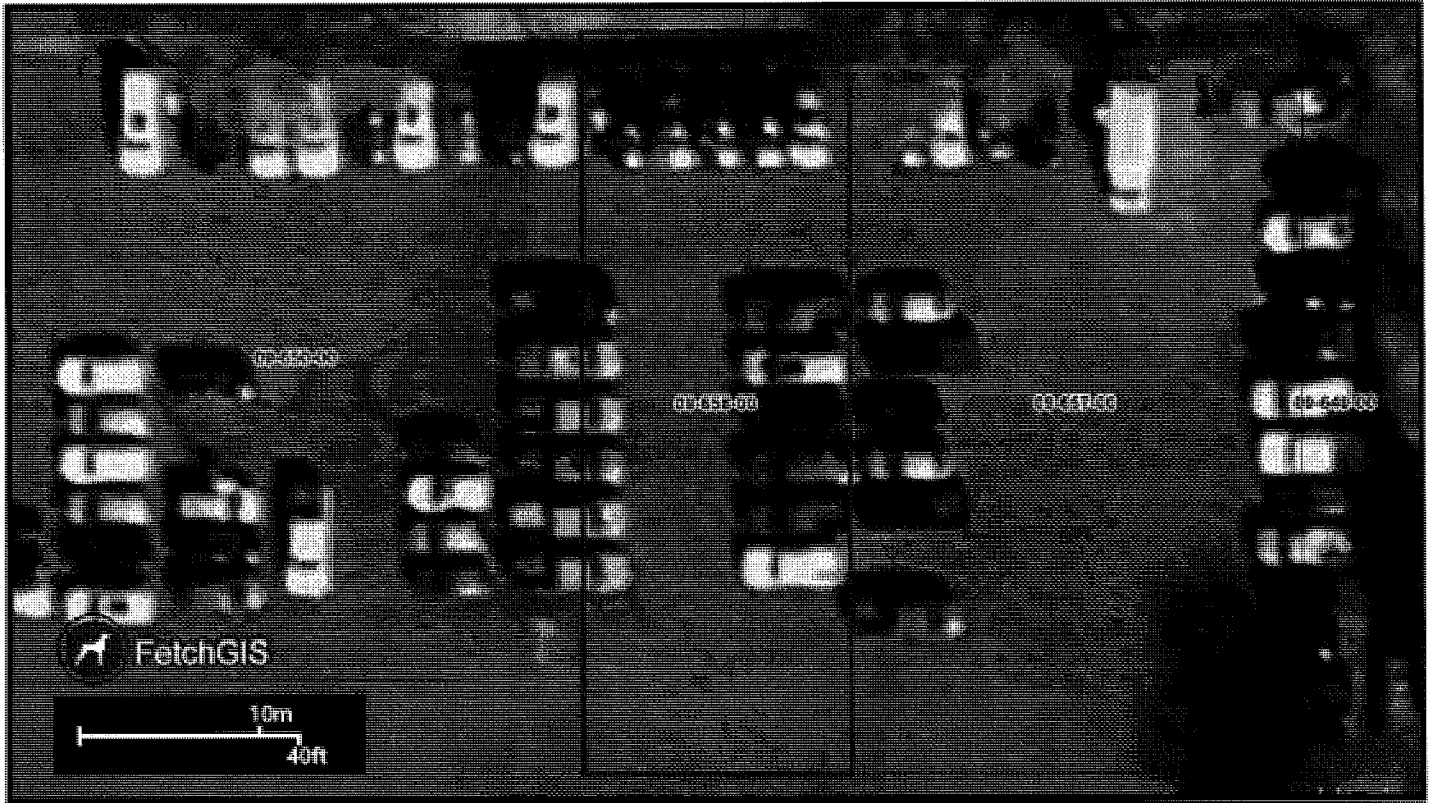


Isabella County GIS Tax Info

Parcel Report: 17-000-09-658-00

2/17/2026

1:55:14 PM



Property Address

MOSHER

MOUNT PLEASANT, MI, 48858

Owner Address

MTPBGCRE LLC

Unit: 17

-- Unit Name: MT. PLEASANT

116 N MISSION

MT PLEASANT, MI 48858

General Information for 2025 Tax Year

Parcel Number:	17-000-09-658-00	Assessed Value:	\$18,600
Prop. Class Code:	202	Taxable Value:	\$17,266
Prop. Class Name:	COMMERCIAL-VACANT	State Equalized Value:	\$18,600
School Dist Code:	37010	Exemption Percent:	0

School Dist MT PLEASANT CITY SCHOOL
Name: DIST

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2024	\$18,600	\$18,600	\$16,747
2023	\$17,300	\$17,300	\$15,950

Land Information

Acreage: 0.15
Zoning:
Town/Range/Sec 14N 04W

Tax Description

M BROWN ADD. W 48 FT OF E 129 FT LOT 19 BLK 1

Sales Information

Sale Date: 10-01-2012

Sale Price: 1000000
Instrument: WD
Grantor: SHAHEEN PROPERTIES LLC
Grantee: MTPBGCRE LLC
Terms of Sale: 21-NOT USED/OTHER
Liber/Page: 01606/00936

Sale Date: 04-01-2008

Sale Price: 1800000
Instrument: WD
Grantor:
Grantee:
Terms of Sale: 33-TO BE DETERMINED
Liber/Page: 01434:0866

Tax History *Total Due as of settlement date

Tax Details 2025 Winter

School Dist. Code:	37010	Assessed Value:	\$18,600
School Dist. Name:	MT PLEASANT CITY SCHOOL DIST	Taxable Value:	\$17,266
Property Class:	202	State Equalized Value:	\$18,600
Class Name:	COMMERCIAL-VACANT	Exemption Percent:	0%

Last Payment Date:

Base Tax:	\$264.02	Base Paid:	\$0.00
Admin Fees:	\$2.64	Admin Fees Paid:	\$0.00
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$266.66	Total Paid:	\$0.00

Tax Items 2025 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
School Operating	9	155.39	\$0.00
School Debt 2016	0.47	8.11	\$0.00
School Debt 2022	0.74	12.77	\$0.00
School Debt 2024	0.66	11.39	\$0.00
Comm. on Aging	1	17.26	\$0.00
County Parks	0.35	6.04	\$0.00
Med CareFacility	1	17.26	\$0.00
I-Ride	0.862	14.88	\$0.00
Mid Mich College	1.2121	20.92	\$0.00
SCHOOL OPER FC	0	0.00	\$0.00

Tax Details 2025 Summer

School Dist. Code:	37010	Assessed Value:	\$18,600
School Dist. Name:	MT PLEASANT CITY SCHOOL DIST	Taxable Value:	\$17,266
Property Class:	202	State Equalized Value:	\$18,600
Class Name:	COMMERCIAL-VACANT	Exemption Percent:	0%

Last Payment Date: July 30, 2025

Base Tax:	\$810.45	Base Paid:	\$810.45
Admin Fees:	\$5.29	Admin Fees Paid:	\$5.29
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$815.74	Total Paid:	\$815.74

Tax Items 2025 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
City Operating	12.23	211.16	\$211.16
City Capital Imp	1.5	25.89	\$25.89

City P/F Pension	2.02	34.87	\$34.87
City Storm Sewer	0.5	8.63	\$8.63
School Operating	9	155.39	\$155.39
School Debt 2016	0.47	8.11	\$8.11
School Debt 2022	0.74	12.77	\$12.77
School Debt 2024	0.66	11.39	\$11.39
State Education	6	103.59	\$103.59
District Library	1.75	30.21	\$30.21
County Operating	6.61	114.12	\$114.12
RESD Operating	0.264	4.55	\$4.55
RESD Spec. Ed.	4.2	72.51	\$72.51
RESD Voc. Ed.	1	17.26	\$17.26
School Oper FC	0	0.00	\$0.00

Tax Details 2024 Winter

School Dist. Code:	37010	Assessed Value:	\$18,600
School Dist. Name:	MT PLEASANT CITY SCHOOL DIST	Taxable Value:	\$16,747
Property Class:	202	State Equalized Value:	\$18,600
Class Name:	COMMERCIAL-VACANT	Exemption Percent:	0%

Last Payment Date: December 16, 2024

Base Tax:	\$265.72	Base Paid:	\$265.72
Admin Fees:	\$2.65	Admin Fees Paid:	\$2.65
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$268.37	Total Paid:	\$268.37

Tax Items 2024 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
School Operating	9	150.72	\$150.72
School Debt 2016	0.9	15.07	\$15.07
School Debt 2020	0.32	5.35	\$5.35
School Debt 2022	0.55	9.21	\$9.21
School Debt 2024	0.67	11.22	\$11.22
Comm. on Aging	1	16.74	\$16.74
County Parks	0.35	5.86	\$5.86
Med CareFacility	1	16.74	\$16.74
I-Ride	0.862	14.43	\$14.43
Mid Mich College	1.2175	20.38	\$20.38

SCHOOL OPER FC	0	0.00	\$0.00
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Tax Details 2024 Summer

School Dist. Code:	37010	Assessed Value:	\$18,600
School Dist. Name:	MT PLEASANT CITY SCHOOL DIST	Taxable Value:	\$16,747
Property Class:	202	State Equalized Value:	\$18,600
Class Name:	COMMERCIAL-VACANT	Exemption Percent:	0%

Last Payment Date: July 11, 2024

Base Tax:	\$795.65	Base Paid:	\$795.65
Admin Fees:	\$5.23	Admin Fees Paid:	\$5.23
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$800.88	Total Paid:	\$800.88

Tax Items 2024 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
City Operating	12.23	204.81	\$204.81
City Capital Imp	1.5	25.12	\$25.12
City P/F Pension	2.02	33.82	\$33.82
City Storm Sewer	0.5	8.37	\$8.37
School Operating	9	150.72	\$150.72
School Debt 2016	0.9	15.07	\$15.07
School Debt 2020	0.32	5.35	\$5.35
School Debt 2022	0.55	9.21	\$9.21
School Debt 2024	0.67	11.22	\$11.22
State Education	6	100.48	\$100.48
District Library	1.75	29.30	\$29.30
County Operating	6.61	110.69	\$110.69
RESD Operating	0.264	4.42	\$4.42
RESD Spec. Ed.	4.2	70.33	\$70.33
RESD Voc. Ed.	1	16.74	\$16.74
School Oper FC	0	0.00	\$0.00

Tax Details 2023 Winter

School Dist. Code:	37010	Assessed Value:	\$17,300
School Dist. Name:	MT PLEASANT CITY SCHOOL DIST	Taxable Value:	\$15,950
Property Class:	202	State Equalized Value:	\$17,300
Class Name:	COMMERCIAL-VACANT	Exemption Percent:	0%

Last Payment Date: December 8, 2023

Base Tax:	\$245.93	Base Paid:	\$245.93
Admin Fees:	\$2.45	Admin Fees Paid:	\$2.45
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$248.38	Total Paid:	\$248.38

Tax Items 2023 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
School Operating	9	143.55	\$143.55
School Debt 2016	0.88	14.03	\$14.03
School Debt 2020	0.35	5.58	\$5.58
School Debt 2022	0.76	12.12	\$12.12
Med CareFacility	1	15.95	\$15.95
Comm. on Aging	1	15.95	\$15.95
County Parks	0.35	5.58	\$5.58
I-Ride	0.862	13.74	\$13.74
Mid Mich College	1.2183	19.43	\$19.43
SCHOOL OPER FC	0	0.00	\$0.00

Tax Details 2023 Summer

School Dist. Code:	37010	Assessed Value:	\$17,300
School Dist. Name:	MT PLEASANT CITY SCHOOL DIST	Taxable Value:	\$15,950
Property Class:	202	State Equalized Value:	\$17,300
Class Name:	COMMERCIAL-VACANT	Exemption Percent:	0%

Last Payment Date: July 17, 2023

Base Tax:	\$750.62	Base Paid:	\$750.62
Admin Fees:	\$4.91	Admin Fees Paid:	\$4.91
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$755.53	Total Paid:	\$755.53

Tax Items 2023 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
City Operating	12.23	195.06	\$195.06
City Capital Imp	1.5	23.92	\$23.92

City P/F Pension	2.02	32.21	\$32.21
City Storm Sewer	0.5	7.97	\$7.97
District Library	1.75	27.91	\$27.91
RESD Operating	0.264	4.21	\$4.21
RESD Spec. Ed.	4.2	66.99	\$66.99
RESD Voc. Ed.	1	15.95	\$15.95
State Education	6	95.70	\$95.70
School Operating	9	143.55	\$143.55
School 2016 Debt	0.88	14.03	\$14.03
School 2020 Debt	0.35	5.58	\$5.58
School 2022 Debt	0.76	12.12	\$12.12
County Operating	6.61	105.42	\$105.42
SCHOOL OPER FC	0	0.00	\$0.00

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Isabella County GIS Tax Info

Parcel Report: 17-000-09-650-00

2/17/2026

1:55:36 PM



Property Address

N MISSION ST

MOUNT PLEASANT, MI, 48858

Owner Address

MTPBGCRE LLC

Unit: 17

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Unit Name: MT. PLEASANT

116 N MISSION

MT PLEASANT, MI 48858

General Information for 2025 Tax Year

<u>Parcel Number:</u>	17-000-09-650-00	<u>Assessed Value:</u>	\$135,800
<u>Prop. Class Code:</u>	202	<u>Taxable Value:</u>	\$105,584
<u>Prop. Class</u>	COMMERCIAL-VACANT	<u>State Equalized Value:</u>	\$135,800
<u>Name:</u>		<u>Exemption Percent:</u>	0
<u>School Dist Code:</u>	37010		

School Dist MT PLEASANT CITY SCHOOL
Name: DIST

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2024	\$135,800	\$135,800	\$102,410
2023	\$135,800	\$135,800	\$97,534

Land Information

Acreage: 0.89
Zoning:
Town/Range/Sec 14N 04W

Tax Description

M BROWN ADD. N 115.5 FT OF W 168 FT LOT 19 BLK 1, EXC THE W 7 FT THEREOF FOR ST ROW. NOTE: TIFA DIST #4 - MISSION ST DDA

Sales Information

Sale Date: 10-01-2012

Sale Price: 1000000
Instrument: WD
Grantor: SHAHEEN PROPERTIES LLC
Grantee: MTPBGCRE LLC
Terms of Sale: 21-NOT USED/OTHER
Liber/Page: 01606/00936

Sale Date: 04-01-2008

Sale Price: 1800000
Instrument: WD
Grantor:
Grantee:
Terms of Sale: 33-TO BE DETERMINED
Liber/Page: 01434:0866

Tax History *Total Due as of settlement date

Tax Details 2025 Winter

School Dist. Code: 37010
School Dist. Name: MT PLEASANT CITY SCHOOL DIST
Property Class: 202
Class Name: COMMERCIAL-VACANT

Assessed Value: \$135,800
Taxable Value: \$105,584
State Equalized Value: \$135,800
Exemption Percent: 0%

Last Payment Date:

Base Tax:	\$1,614.77	Base Paid:	\$0.00
Admin Fees:	\$16.14	Admin Fees Paid:	\$0.00
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$1,630.91	Total Paid:	\$0.00

Tax Items 2025 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
School Operating	9	950.25	\$0.00
School Debt 2016	0.47	49.62	\$0.00
School Debt 2022	0.74	78.13	\$0.00
School Debt 2024	0.66	69.68	\$0.00
Comm. on Aging	1	105.58	\$0.00
County Parks	0.35	36.95	\$0.00
Med CareFacility	1	105.58	\$0.00
I-Ride	0.862	91.01	\$0.00
Mid Mich College	1.2121	127.97	\$0.00
SCHOOL OPER FC	0	0.00	\$0.00

Tax Details 2025 Summer

School Dist. Code: 37010
School Dist. Name: MT PLEASANT CITY SCHOOL DIST
Property Class: 202
Class Name: COMMERCIAL-VACANT

Assessed Value: \$135,800
Taxable Value: \$105,584
State Equalized Value: \$135,800
Exemption Percent: 0%

Last Payment Date: July 30, 2025

Base Tax:	\$4,956.48	Base Paid:	\$4,956.48
Admin Fees:	\$32.40	Admin Fees Paid:	\$32.40
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$4,988.88	Total Paid:	\$4,988.88

Tax Items 2025 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
City Operating	12.23	1,291.29	\$1,291.29
City Capital Imp	1.5	158.37	\$158.37

City P/F Pension	2.02	213.27	\$213.27
City Storm Sewer	0.5	52.79	\$52.79
School Operating	9	950.25	\$950.25
School Debt 2016	0.47	49.62	\$49.62
School Debt 2022	0.74	78.13	\$78.13
School Debt 2024	0.66	69.68	\$69.68
State Education	6	633.50	\$633.50
District Library	1.75	184.77	\$184.77
County Operating	6.61	697.91	\$697.91
RESD Operating	0.264	27.87	\$27.87
RESD Spec. Ed.	4.2	443.45	\$443.45
RESD Voc. Ed.	1	105.58	\$105.58
School Oper FC	0	0.00	\$0.00

Tax Details 2024 Winter

School Dist. Code:	37010	Assessed Value:	\$135,800
School Dist. Name:	MT PLEASANT CITY SCHOOL DIST	Taxable Value:	\$102,410
Property Class:	202	State Equalized Value:	\$135,800
Class Name:	COMMERCIAL-VACANT	Exemption Percent:	0%

Last Payment Date: December 16, 2024

Base Tax:	\$1,625.16	Base Paid:	\$1,625.16
Admin Fees:	\$16.25	Admin Fees Paid:	\$16.25
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$1,641.41	Total Paid:	\$1,641.41

Tax Items 2024 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
School Operating	9	921.69	\$921.69
School Debt 2016	0.9	92.16	\$92.16
School Debt 2020	0.32	32.77	\$32.77
School Debt 2022	0.55	56.32	\$56.32
School Debt 2024	0.67	68.61	\$68.61
Comm. on Aging	1	102.41	\$102.41
County Parks	0.35	35.84	\$35.84
Med CareFacility	1	102.41	\$102.41
I-Ride	0.862	88.27	\$88.27
Mid Mich College	1.2175	124.68	\$124.68

SCHOOL OPER FC	0	0.00	\$0.00
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Tax Details 2024 Summer

School Dist. Code:	37010	Assessed Value:	\$135,800
School Dist. Name:	MT PLEASANT CITY SCHOOL DIST	Taxable Value:	\$102,410
Property Class:	202	State Equalized Value:	\$135,800
Class Name:	COMMERCIAL-VACANT	Exemption Percent:	0%
Last Payment Date:	July 11, 2024		

Base Tax:	\$4,865.85	Base Paid:	\$4,865.85
Admin Fees:	\$32.01	Admin Fees Paid:	\$32.01
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$4,897.86	Total Paid:	\$4,897.86

Tax Items 2024 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
City Operating	12.23	1,252.47	\$1,252.47
City Capital Imp	1.5	153.61	\$153.61
City P/F Pension	2.02	206.86	\$206.86
City Storm Sewer	0.5	51.20	\$51.20
School Operating	9	921.69	\$921.69
School Debt 2016	0.9	92.16	\$92.16
School Debt 2020	0.32	32.77	\$32.77
School Debt 2022	0.55	56.32	\$56.32
School Debt 2024	0.67	68.61	\$68.61
State Education	6	614.46	\$614.46
District Library	1.75	179.21	\$179.21
County Operating	6.61	676.93	\$676.93
RESD Operating	0.264	27.03	\$27.03
RESD Spec. Ed.	4.2	430.12	\$430.12
RESD Voc. Ed.	1	102.41	\$102.41
School Oper FC	0	0.00	\$0.00

Tax Details 2023 Winter

School Dist. Code:	37010	Assessed Value:	\$135,800
School Dist. Name:	MT PLEASANT CITY SCHOOL DIST	Taxable Value:	\$97,534
Property Class:	202	State Equalized Value:	\$135,800
Class Name:	COMMERCIAL-VACANT	Exemption Percent:	0%

Last Payment Date: December 8, 2023

Base Tax:	\$1,503.95	Base Paid:	\$1,503.95
Admin Fees:	\$15.03	Admin Fees Paid:	\$15.03
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$1,518.98	Total Paid:	\$1,518.98

Tax Items 2023 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
School Operating	9	877.80	\$877.80
School Debt 2016	0.88	85.82	\$85.82
School Debt 2020	0.35	34.13	\$34.13
School Debt 2022	0.76	74.12	\$74.12
Med CareFacility	1	97.53	\$97.53
Comm. on Aging	1	97.53	\$97.53
County Parks	0.35	34.13	\$34.13
I-Ride	0.862	84.07	\$84.07
Mid Mich College	1.2183	118.82	\$118.82
SCHOOL OPER FC	0	0.00	\$0.00

Tax Details 2023 Summer

School Dist. Code:	37010	Assessed Value:	\$135,800
School Dist. Name:	MT PLEASANT CITY SCHOOL DIST	Taxable Value:	\$97,534
Property Class:	202	State Equalized Value:	\$135,800
Class Name:	COMMERCIAL-VACANT	Exemption Percent:	0%

Last Payment Date: July 17, 2023

Base Tax:	\$4,590.26	Base Paid:	\$4,590.26
Admin Fees:	\$30.05	Admin Fees Paid:	\$30.05
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$4,620.31	Total Paid:	\$4,620.31

Tax Items 2023 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
City Operating	12.23	1,192.84	\$1,192.84
City Capital Imp	1.5	146.30	\$146.30

City P/F Pension	2.02	197.01	\$197.01
City Storm Sewer	0.5	48.76	\$48.76
District Library	1.75	170.68	\$170.68
RESD Operating	0.264	25.74	\$25.74
RESD Spec. Ed.	4.2	409.64	\$409.64
RESD Voc. Ed.	1	97.53	\$97.53
State Education	6	585.20	\$585.20
School Operating	9	877.80	\$877.80
School 2016 Debt	0.88	85.82	\$85.82
School 2020 Debt	0.35	34.13	\$34.13
School 2022 Debt	0.76	74.12	\$74.12
County Operating	6.61	644.69	\$644.69
SCHOOL OPER FC	0	0.00	\$0.00

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Isabella County GIS Tax Info

Parcel Report: 17-000-09-601-00

2/17/2026
1:55:56 PM



Property Address

102 N MISSION ST
MT PLEASANT, MI, 48858

Owner Address

MTPBGCRE LLC
--
116 N MISSION
MT PLEASANT, MI 48858

Unit: 17
Unit Name: MT. PLEASANT

General Information for 2025 Tax Year

Parcel Number:	17-000-09-601-00	Assessed Value:	\$144,500
Prop. Class Code:	202	Taxable Value:	\$112,240
Prop. Class	COMMERCIAL-VACANT	State Equalized Value:	\$144,500
Name:		Exemption Percent:	0
School Dist Code:	37010		

School Dist MT PLEASANT CITY SCHOOL

Name: DIST

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2024	\$144,500	\$144,500	\$108,866
2023	\$144,500	\$144,500	\$103,682

Land Information

Acreage: 0.95

Zoning:

Town/Range/Sec 14N 04W

Tax Description

M BROWN ADD. S 1/2 LOT 1 BLK 1, ALSO S 1/2 OF W 42 FT OF LOT 2 BLK 1, EXC THE W 7 FT OF S 1/2 LOT 1 BLK 1, ALSO EXC REMAINDER OF SAID S 1/2 LOT 1 WHICH LIES SWLY OF LINE BEG AT PT ON S LINE SAID S 1/2 LOT 1, 17 FT E OF SW COR LOT 1, TH NWLY TO PT ON W LINE LOT 1, 17 FT N OF SW COR LOT 1, FOR ST ROWEXC THAT PART OF THE FOLLOWING DESCRIBED TRACT A LYING SWLY OF A LINE DESCRIBED AS COM AT THE SW COR OF LOT 1 BLK 1 M BROWNS ADD TO MT PLEASANT AS RECORDED IN LIBER 1 OF PLATS PAGE 73 ISABELLA COUNTY RECORDS SEC 14 T14N R4W CITY OF MT PLEASANT ISABELLA CO MI TH E 27 FT ALG THE S LINE OF SAID LOT 1 (NORTH ROW LINE OF BROADWAY STREET) TO THE POB TH NWLY TO A POINT ON THE EXISTING EAST ROW LINE OF MISSION STREET/HWY M-20 SAID POINT BEING 7 FT EAST & 20 FT NORTH OF SAID SW LOT COR AND THE POINT OF ENDING (LANDS DESCRIBED ABOVE IN FEE CONTAIN 150 SQUARE FEET M/L)TRACT APARCEL 1 THE S 1/2 OF LOT 1 BLK 1 OF M BROWNS ADD TO THE CITY OF MT PLEASANT ACCORDING TO THE PLAT RECORDED THEREOF ALSO A PARCEL OF LAND OUT OF LOT 2 WHICH IS 42 FT E & W & 148.5 FT N & S ADJOINING & BORDERING THE S 1/2 OF LOT 1 CITY OF MT PLEASANT ISABELLA COUNTY MI EXC THE W 7 FT OF THE S 1/2 OF LOT 1 OF BLK 1 OF M BROWNS ADD THE CITY OF MT PLEASANT AND EXC THAT PART OF THE REMAINDER OF SAID S 1/2 OF LOT 1 WHICH LIES SWLY OF A LINE DESCRIBED AS BEG AT A POINT ON THE S LINE OF SAID S 1/2 FO LOT 1 THAT IS 17 FT E OF THE SW COR OF SAID LOT 1 TH NWLY TO A POINT OF ENDING ON THE W LINE OF SAID LOT 1 THAT IS 17 FT N OF THE SW COR OF SAID LOT 1PARCEL 2 THE N 1/2 OF LOT 1 EXC THE W 7.0 FT AND LOT 2 EXC THE W 42.0 FT OF THE S 1/2 OF W 55 FT OF THE N 1/2 OF LOT 3 & LOT 19 EXC THE W 7 FT ALL IN BLK 1 M BROWNS ADD TO THE CITY OF MT PLEASANTACCORDING TO THE PLAT RECORDED IN LIBER 1 OF PLATS PAGE 73 ISABELLA COUNTY MI.95 A M/LNOTE: TIFA DIST #4- MISSION ST DDA.DESCRPTION & ACREAGE EDITED PER ASSR 04-07-15 & PER WD L1684 P20

Sales Information

Sale Date: 11-04-2014

Sale Price: 2000

Instrument: WD

Grantor: MTPBGCRE LLC

Grantee: MICHIGAN DEPT OF TRANSPORTATION

Terms of Sale: 05-CORRECTING TITLE

Liber/Page: 01684/00020

Sale Date: 11-06-2013

Sale Price: 250000

Instrument: WD

Grantor: MOUTSATSON GEORGE TRUST

Grantee: MTPBGCRE LLC

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 01652/00225

Tax History *Total Due as of settlement date

Tax Details 2025 Winter

School Dist. Code:	37010	Assessed Value:	\$144,500
School Dist. Name:	MT PLEASANT CITY SCHOOL DIST	Taxable Value:	\$112,240
Property Class:	202	State Equalized Value:	\$144,500
Class Name:	COMMERCIAL-VACANT	Exemption Percent:	0%

Last Payment Date:

Base Tax:	\$1,716.58	Base Paid:	\$0.00
Admin Fees:	\$17.16	Admin Fees Paid:	\$0.00
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$1,733.74	Total Paid:	\$0.00

Tax Items 2025 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
School Operating	9	1,010.16	\$0.00
School Debt 2016	0.47	52.75	\$0.00
School Debt 2022	0.74	83.05	\$0.00
School Debt 2024	0.66	74.07	\$0.00
Comm. on Aging	1	112.24	\$0.00
County Parks	0.35	39.28	\$0.00
Med Care Facility	1	112.24	\$0.00
I-Ride	0.862	96.75	\$0.00
Mid Mich College	1.2121	136.04	\$0.00
SCHOOL OPER FC	0	0.00	\$0.00

Tax Details 2025 Summer

School Dist. Code:	37010	Assessed Value:	\$144,500
School Dist. Name:	MT PLEASANT CITY SCHOOL DIST	Taxable Value:	\$112,240
Property Class:	202	State Equalized Value:	\$144,500
Class Name:	COMMERCIAL-VACANT	Exemption Percent:	0%

Last Payment Date: July 30, 2025

Base Tax:	\$5,268.95	Base Paid:	\$5,268.95
Admin Fees:	\$34.45	Admin Fees Paid:	\$34.45
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$5,303.40	Total Paid:	\$5,303.40

Tax Items 2025 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
City Operating	12.23	1,372.69	\$1,372.69
City Capital Imp	1.5	168.36	\$168.36
City P/F Pension	2.02	226.72	\$226.72
City Storm Sewer	0.5	56.12	\$56.12
School Operating	9	1,010.16	\$1,010.16
School Debt 2016	0.47	52.75	\$52.75
School Debt 2022	0.74	83.05	\$83.05
School Debt 2024	0.66	74.07	\$74.07
State Education	6	673.44	\$673.44
District Library	1.75	196.42	\$196.42
County Operating	6.61	741.90	\$741.90
RESD Operating	0.264	29.63	\$29.63
RESD Spec. Ed.	4.2	471.40	\$471.40
RESD Voc. Ed.	1	112.24	\$112.24
School Oper FC	0	0.00	\$0.00

Tax Details 2024 Winter

School Dist. Code:	37010	Assessed Value:	\$144,500
School Dist. Name:	MT PLEASANT CITY SCHOOL DIST	Taxable Value:	\$108,866
Property Class:	202	State Equalized Value:	\$144,500
Class Name:	COMMERCIAL-VACANT	Exemption Percent:	0%

Last Payment Date: December 16, 2024

Base Tax:	\$1,727.60	Base Paid:	\$1,727.60
Admin Fees:	\$17.27	Admin Fees Paid:	\$17.27
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$1,744.87	Total Paid:	\$1,744.87

Tax Items 2024 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
School Operating	9	979.79	\$979.79
School Debt 2016	0.9	97.97	\$97.97
School Debt 2020	0.32	34.83	\$34.83
School Debt 2022	0.55	59.87	\$59.87
School Debt 2024	0.67	72.94	\$72.94
Comm. on Aging	1	108.86	\$108.86
County Parks	0.35	38.10	\$38.10
Med CareFacility	1	108.86	\$108.86
I-Ride	0.862	93.84	\$93.84
Mid Mich College	1.2175	132.54	\$132.54
SCHOOL OPER FC	0	0.00	\$0.00

Tax Details 2024 Summer

School Dist. Code:	37010	Assessed Value:	\$144,500
School Dist. Name:	MT PLEASANT CITY SCHOOL DIST	Taxable Value:	\$108,866
Property Class:	202	State Equalized Value:	\$144,500
Class Name:	COMMERCIAL-VACANT	Exemption Percent:	0%

Last Payment Date: July 11, 2024

Base Tax:	\$5,172.58	Base Paid:	\$5,172.58
Admin Fees:	\$34.03	Admin Fees Paid:	\$34.03
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$5,206.61	Total Paid:	\$5,206.61

Tax Items 2024 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
City Operating	12.23	1,331.43	\$1,331.43

City Capital Imp	1.5	163.29	\$163.29
City P/F Pension	2.02	219.90	\$219.90
City Storm Sewer	0.5	54.43	\$54.43
School Operating	9	979.79	\$979.79
School Debt 2016	0.9	97.97	\$97.97
School Debt 2020	0.32	34.83	\$34.83
School Debt 2022	0.55	59.87	\$59.87
School Debt 2024	0.67	72.94	\$72.94
State Education	6	653.19	\$653.19
District Library	1.75	190.51	\$190.51
County Operating	6.61	719.60	\$719.60
RESD Operating	0.264	28.74	\$28.74
RESD Spec. Ed.	4.2	457.23	\$457.23
RESD Voc. Ed.	1	108.86	\$108.86
School Oper FC	0	0.00	\$0.00

Tax Details 2023 Winter

School Dist. Code:	37010	Assessed Value:	\$144,500
School Dist. Name:	MT PLEASANT CITY SCHOOL DIST	Taxable Value:	\$103,682
Property Class:	202	State Equalized Value:	\$144,500
Class Name:	COMMERCIAL-VACANT	Exemption Percent:	0%
Last Payment Date:	December 8, 2023		

Base Tax:	\$1,598.76	Base Paid:	\$1,598.76
Admin Fees:	\$15.98	Admin Fees Paid:	\$15.98
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$1,614.74	Total Paid:	\$1,614.74

Tax Items 2023 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
School Operating	9	933.13	\$933.13
School Debt 2016	0.88	91.24	\$91.24
School Debt 2020	0.35	36.28	\$36.28
School Debt 2022	0.76	78.79	\$78.79
Med CareFacility	1	103.68	\$103.68
Comm. on Aging	1	103.68	\$103.68
County Parks	0.35	36.28	\$36.28
I-Ride	0.862	89.37	\$89.37

Mid Mich College	1,2183	126.31	\$126.31
SCHOOL OPER FC	0	0.00	\$0.00

Tax Details 2023 Summer

School Dist. Code:	37010	Assessed Value:	\$144,500
School Dist. Name:	MT PLEASANT CITY SCHOOL DIST	Taxable Value:	\$103,682
Property Class:	202	State Equalized Value:	\$144,500
Class Name:	COMMERCIAL-VACANT	Exemption Percent:	0%

Last Payment Date: July 17, 2023

Base Tax:	\$4,879.63	Base Paid:	\$4,879.63
Admin Fees:	\$31.94	Admin Fees Paid:	\$31.94
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$4,911.57	Total Paid:	\$4,911.57

Tax Items 2023 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
City Operating	12.23	1,268.03	\$1,268.03
City Capital Imp	1.5	155.52	\$155.52
City P/F Pension	2.02	209.43	\$209.43
City Storm Sewer	0.5	51.84	\$51.84
District Library	1.75	181.44	\$181.44
RESD Operating	0.264	27.37	\$27.37
RESD Spec. Ed.	4.2	435.46	\$435.46
RESD Voc. Ed.	1	103.68	\$103.68
State Education	6	622.09	\$622.09
School Operating	9	933.13	\$933.13
School 2016 Debt	0.88	91.24	\$91.24
School 2020 Debt	0.35	36.28	\$36.28
School 2022 Debt	0.76	78.79	\$78.79
County Operating	6.61	685.33	\$685.33
SCHOOL OPER FC	0	0.00	\$0.00

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Isabella County GIS Tax Info

Parcel Report: 17-000-09-604-00

2/17/2026

1:56:21 PM



Property Address

821 E BROADWAY ST
MOUNT PLEASANT, MI, 48858

Owner Address

MTPBGCRE LLC
-
116 N MISSION
MT PLEASANT, MI 48858

Unit: 17
Unit Name: MT. PLEASANT

General Information for 2025 Tax Year

Parcel Number:	17-000-09-604-00	Assessed Value:	\$21,200
Prop. Class Code:	401	Taxable Value:	\$19,644
Prop. Class	RESIDENTIAL-IMPROVED	State Equalized Value:	\$21,200
Name:		Exemption Percent:	0
School Dist Code:	37010		

School Dist MT PLEASANT CITY SCHOOL
Name: DIST

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2024	\$21,200	\$21,200	\$19,054
2023	\$19,700	\$19,700	\$18,147

Land Information

Acreage: 0.19
Zoning:
Town/Range/Sec 14N 04W

Tax Description

M BROWN ADD W 55 FT OF S 1/2 LOT 3 BLOCK 1.

Sales Information

Sale Date: 07-31-2014

Sale Price: 75000
Instrument: WD
Grantor: PERCHA MARGUERITE REV LIVING T
Grantee: MTPBGCRE LLC
Terms of Sale: 03-ARM'S LENGTH
Liber/Page: 01674/00217

Tax History *Total Due as of settlement date

Tax Details 2025 Winter

School Dist. Code:	37010	Assessed Value:	\$21,200
School Dist. Name:	MT PLEASANT CITY SCHOOL DIST	Taxable Value:	\$19,644
Property Class:	401	State Equalized Value:	\$21,200
Class Name:	RESIDENTIAL-IMPROVED	Exemption Percent:	0%

Last Payment Date:

Base Tax:	\$300.40	Base Paid:	\$0.00
Admin Fees:	\$3.00	Admin Fees Paid:	\$0.00
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$303.40	Total Paid:	\$0.00

Tax Items 2025 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
School Operating	9	176.79	\$0.00
School Debt 2016	0.47	9.23	\$0.00
School Debt 2022	0.74	14.53	\$0.00
School Debt 2024	0.66	12.96	\$0.00
Comm. on Aging	1	19.64	\$0.00
County Parks	0.35	6.87	\$0.00
Med CareFacility	1	19.64	\$0.00
I-Ride	0.862	16.93	\$0.00
Mid Mich College	1.2121	23.81	\$0.00
SCHOOL OPER FC	0	0.00	\$0.00

Tax Details 2025 Summer

School Dist. Code:	37010	Assessed Value:	\$21,200
School Dist. Name:	MT PLEASANT CITY SCHOOL DIST	Taxable Value:	\$19,644
Property Class:	401	State Equalized Value:	\$21,200
Class Name:	RESIDENTIAL-IMPROVED	Exemption Percent:	0%
Last Payment Date:	July 30, 2025		
Base Tax:	\$922.10	Base Paid:	\$922.10
Admin Fees:	\$6.02	Admin Fees Paid:	\$6.02
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$928.12	Total Paid:	\$928.12

Tax Items 2025 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
City Operating	12.23	240.24	\$240.24
City Capital Imp	1.5	29.46	\$29.46
City P/F Pension	2.02	39.68	\$39.68
City Storm Sewer	0.5	9.82	\$9.82
School Operating	9	176.79	\$176.79
School Debt 2016	0.47	9.23	\$9.23
School Debt 2022	0.74	14.53	\$14.53
School Debt 2024	0.66	12.96	\$12.96
State Education	6	117.86	\$117.86
District Library	1.75	34.37	\$34.37
County Operating	6.61	129.84	\$129.84

RESD Operating	0.264	5.18	\$5.18
RESD Spec. Ed.	4.2	82.50	\$82.50
RESD Voc. Ed.	1	19.64	\$19.64
School Oper FC	0	0.00	\$0.00

Tax Details 2024 Winter

School Dist. Code:	37010	Assessed Value:	\$21,200
School Dist. Name:	MT PLEASANT CITY SCHOOL DIST	Taxable Value:	\$19,054
Property Class:	401	State Equalized Value:	\$21,200
Class Name:	RESIDENTIAL-IMPROVED	Exemption Percent:	0%

Last Payment Date: December 16, 2024

Base Tax:	\$302.31	Base Paid:	\$302.31
Admin Fees:	\$3.02	Admin Fees Paid:	\$3.02
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$305.33	Total Paid:	\$305.33

Tax Items 2024 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
School Operating	9	171.48	\$171.48
School Debt 2016	0.9	17.14	\$17.14
School Debt 2020	0.32	6.09	\$6.09
School Debt 2022	0.55	10.47	\$10.47
School Debt 2024	0.67	12.76	\$12.76
Comm. on Aging	1	19.05	\$19.05
County Parks	0.35	6.66	\$6.66
Med CareFacility	1	19.05	\$19.05
I-Ride	0.862	16.42	\$16.42
Mid Mich College	1.2175	23.19	\$23.19
SCHOOL OPER FC	0	0.00	\$0.00

Tax Details 2024 Summer

School Dist. Code:	37010	Assessed Value:	\$21,200
School Dist. Name:	MT PLEASANT CITY SCHOOL DIST	Taxable Value:	\$19,054
Property Class:	401	State Equalized Value:	\$21,200
Class Name:	RESIDENTIAL-IMPROVED	Exemption Percent:	0%

Last Payment Date: July 11, 2024

Base Tax:	\$905.25	Base Paid:	\$905.25
Admin Fees:	\$5.95	Admin Fees Paid:	\$5.95
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$911.20	Total Paid:	\$911.20

Tax Items 2024 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
City Operating	12.23	233.03	\$233.03
City Capital Imp	1.5	28.58	\$28.58
City P/F Pension	2.02	38.48	\$38.48
City Storm Sewer	0.5	9.52	\$9.52
School Operating	9	171.48	\$171.48
School Debt 2016	0.9	17.14	\$17.14
School Debt 2020	0.32	6.09	\$6.09
School Debt 2022	0.55	10.47	\$10.47
School Debt 2024	0.67	12.76	\$12.76
State Education	6	114.32	\$114.32
District Library	1.75	33.34	\$33.34
County Operating	6.61	125.94	\$125.94
RESD Operating	0.264	5.03	\$5.03
RESD Spec. Ed.	4.2	80.02	\$80.02
RESD Voc. Ed.	1	19.05	\$19.05
School Oper FC	0	0.00	\$0.00

Tax Details 2023 Winter

School Dist. Code:	37010	Assessed Value:	\$19,700
School Dist. Name:	MT PLEASANT CITY SCHOOL DIST	Taxable Value:	\$18,147
Property Class:	401	State Equalized Value:	\$19,700
Class Name:	RESIDENTIAL-IMPROVED	Exemption Percent:	0%

Last Payment Date: December 8, 2023

Base Tax:	\$279.79	Base Paid:	\$279.79
Admin Fees:	\$2.79	Admin Fees Paid:	\$2.79
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$282.58	Total Paid:	\$282.58

Tax Items 2023 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
School Operating	9	163.32	\$163.32
School Debt 2016	0.88	15.96	\$15.96
School Debt 2020	0.35	6.35	\$6.35
School Debt 2022	0.76	13.79	\$13.79
Med CareFacility	1	18.14	\$18.14
Comm. on Aging	1	18.14	\$18.14
County Parks	0.35	6.35	\$6.35
I-Ride	0.862	15.64	\$15.64
Mid Mich College	1.2183	22.10	\$22.10
SCHOOL OPER FC	0	0.00	\$0.00

Tax Details 2023 Summer

School Dist. Code:	37010	Assessed Value:	\$19,700
School Dist. Name:	MT PLEASANT CITY SCHOOL DIST	Taxable Value:	\$18,147
Property Class:	401	State Equalized Value:	\$19,700
Class Name:	RESIDENTIAL-IMPROVED	Exemption Percent:	0%

Last Payment Date: July 17, 2023

Base Tax:	\$854.01	Base Paid:	\$854.01
Admin Fees:	\$5.59	Admin Fees Paid:	\$5.59
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$859.60	Total Paid:	\$859.60

Tax Items 2023 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
City Operating	12.23	221.93	\$221.93
City Capital Imp	1.5	27.22	\$27.22

City P/F Pension	2.02	36.65	\$36.65
City Storm Sewer	0.5	9.07	\$9.07
District Library	1.75	31.75	\$31.75
RESD Operating	0.264	4.79	\$4.79
RESD Spec. Ed.	4.2	76.21	\$76.21
RESD Voc. Ed.	1	18.14	\$18.14
State Education	6	108.88	\$108.88
School Operating	9	163.32	\$163.32
School 2016 Debt	0.88	15.96	\$15.96
School 2020 Debt	0.35	6.35	\$6.35
School 2022 Debt	0.76	13.79	\$13.79
County Operating	6.61	119.95	\$119.95
SCHOOL OPER FC	0	0.00	\$0.00

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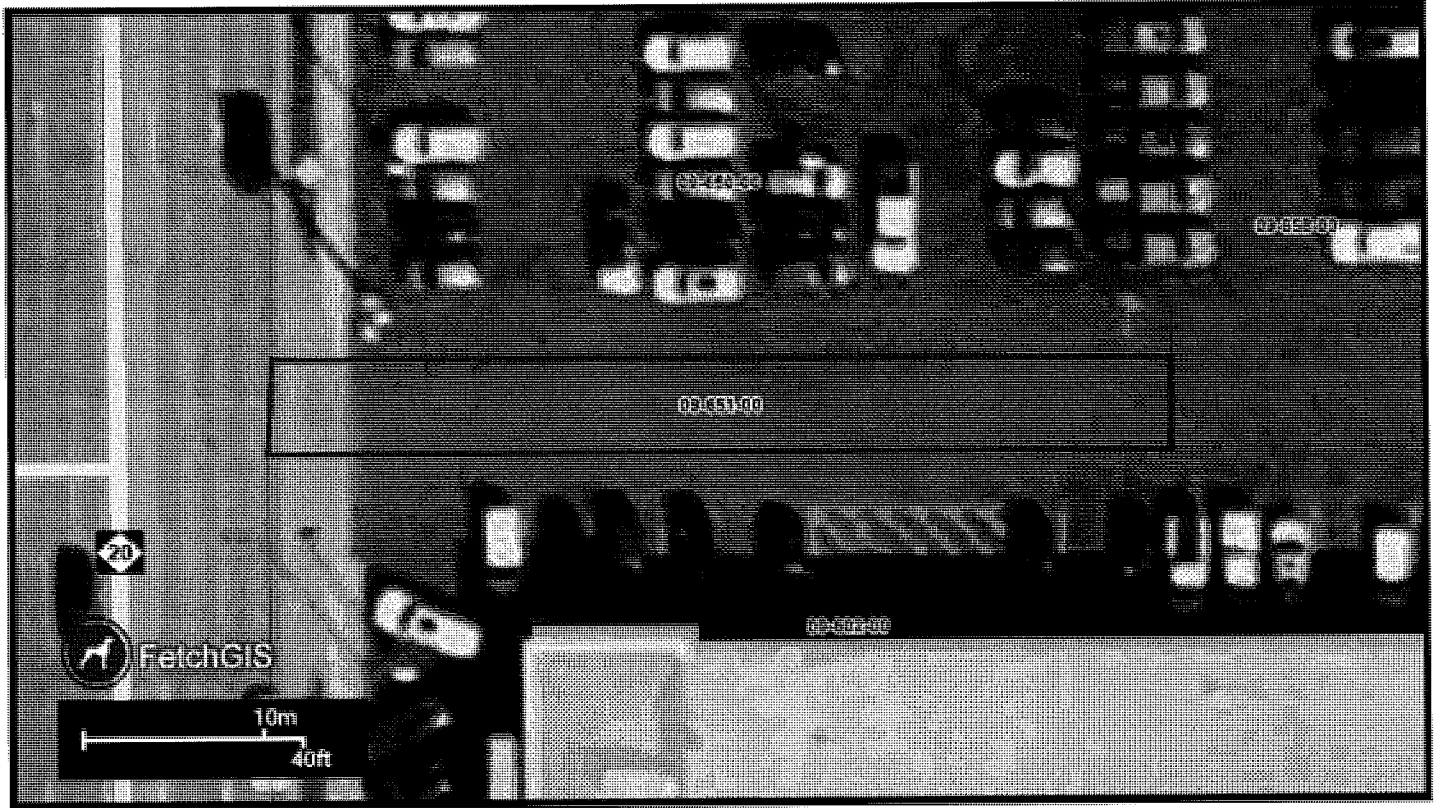


Isabella County GIS Tax Info

Parcel Report: 17-000-09-651-00

2/17/2026

1:56:44 PM



Property Address

N MISSION ST
MOUNT PLEASANT, MI, 48858

Owner Address

MTPBGCRE LLC

Unit: 17

Unit Name: MT. PLEASANT

116 N MISSION
MT PLEASANT, MI 48858

General Information for 2025 Tax Year

Parcel Number:	17-000-09-651-00	Assessed Value:	\$11,700
Prop. Class Code:	202	Taxable Value:	\$9,594
Prop. Class	COMMERCIAL-VACANT	State Equalized Value:	\$11,700
Name:		Exemption Percent:	0
School Dist Code:	37010		

School Dist MT PLEASANT CITY SCHOOL
Name: DIST

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2024	\$11,700	\$11,700	\$9,306
2023	\$11,700	\$11,700	\$8,863

Land Information

Acreage: 0.12
Zoning:
Town/Range/Sec 14N 04W

Tax Description

M. BROWN ADD. S 16.5 FT OF LOT 19 EXCEPT E 129 FT THEREOF, BLK 1. ALSO EXC THE W 7 FT THEREOF FOR ST ROW. NOTE: TIFA DIST #4 - MISSION ST DDA

Sales Information

Sale Date: 10-01-2012

Sale Price: 1000000
Instrument: WD
Grantor: SHAHEEN PROPERTIES LLC
Grantee: MTPBGCRE LLC
Terms of Sale: 21-NOT USED/OTHER
Liber/Page: 01606/00936

Sale Date: 04-01-2008

Sale Price: 1800000
Instrument: WD
Grantor:
Grantee:
Terms of Sale: 33-TO BE DETERMINED
Liber/Page: 01434:0866

Tax History *Total Due as of settlement date

Tax Details 2025 Winter

School Dist. Code:	37010	Assessed Value:	\$11,700
School Dist. Name:	MT PLEASANT CITY SCHOOL DIST	Taxable Value:	\$9,594
Property Class:	202	State Equalized Value:	\$11,700
Class Name:	COMMERCIAL-VACANT	Exemption Percent:	0%

Last Payment Date:

Base Tax:	\$146.68	Base Paid:	\$0.00
Admin Fees:	\$1.46	Admin Fees Paid:	\$0.00
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$148.14	Total Paid:	\$0.00

Tax Items 2025 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
School Operating	9	86.34	\$0.00
School Debt 2016	0.47	4.50	\$0.00
School Debt 2022	0.74	7.09	\$0.00
School Debt 2024	0.66	6.33	\$0.00
Comm. on Aging	1	9.59	\$0.00
County Parks	0.35	3.35	\$0.00
Med CareFacility	1	9.59	\$0.00
I-Ride	0.862	8.27	\$0.00
Mid Mich College	1.2121	11.62	\$0.00
SCHOOL OPER FC	0	0.00	\$0.00

Tax Details 2025 Summer

School Dist. Code:	37010	Assessed Value:	\$11,700
School Dist. Name:	MT PLEASANT CITY SCHOOL DIST	Taxable Value:	\$9,594
Property Class:	202	State Equalized Value:	\$11,700
Class Name:	COMMERCIAL-VACANT	Exemption Percent:	0%

Last Payment Date: July 30, 2025

Base Tax:	\$450.30	Base Paid:	\$450.30
Admin Fees:	\$2.94	Admin Fees Paid:	\$2.94
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$453.24	Total Paid:	\$453.24

Tax Items 2025 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
City Operating	12.23	117.33	\$117.33
City Capital Imp	1.5	14.39	\$14.39

City P/F Pension	2.02	19.37	\$19.37
City Storm Sewer	0.5	4.79	\$4.79
School Operating	9	86.34	\$86.34
School Debt 2016	0.47	4.50	\$4.50
School Debt 2022	0.74	7.09	\$7.09
School Debt 2024	0.66	6.33	\$6.33
State Education	6	57.56	\$57.56
District Library	1.75	16.78	\$16.78
County Operating	6.61	63.41	\$63.41
RESD Operating	0.264	2.53	\$2.53
RESD Spec. Ed.	4.2	40.29	\$40.29
RESD Voc. Ed.	1	9.59	\$9.59
School Oper FC	0	0.00	\$0.00

Tax Details 2024 Winter

School Dist. Code:	37010	Assessed Value:	\$11,700
School Dist. Name:	MT PLEASANT CITY SCHOOL DIST	Taxable Value:	\$9,306
Property Class:	202	State Equalized Value:	\$11,700
Class Name:	COMMERCIAL-VACANT	Exemption Percent:	0%

Last Payment Date: December 16, 2024

Base Tax:	\$147.63	Base Paid:	\$147.63
Admin Fees:	\$1.47	Admin Fees Paid:	\$1.47
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$149.10	Total Paid:	\$149.10

Tax Items 2024 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
School Operating	9	83.75	\$83.75
School Debt 2016	0.9	8.37	\$8.37
School Debt 2020	0.32	2.97	\$2.97
School Debt 2022	0.55	5.11	\$5.11
School Debt 2024	0.67	6.23	\$6.23
Comm. on Aging	1	9.30	\$9.30
County Parks	0.35	3.25	\$3.25
Med Care/Facility	1	9.30	\$9.30
I-Ride	0.862	8.02	\$8.02
Mid Mich College	1.2175	11.33	\$11.33

SCHOOL OPER FC	0	0.00	\$0.00
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Tax Details 2024 Summer

School Dist. Code:	37010	Assessed Value:	\$11,700
School Dist. Name:	MT PLEASANT CITY SCHOOL DIST	Taxable Value:	\$9,306
Property Class:	202	State Equalized Value:	\$11,700
Class Name:	COMMERCIAL-VACANT	Exemption Percent:	0%
Last Payment Date:	July 11, 2024		

Base Tax:	\$442.08	Base Paid:	\$442.08
Admin Fees:	\$2.90	Admin Fees Paid:	\$2.90
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$444.98	Total Paid:	\$444.98

Tax Items 2024 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
City Operating	12.23	113.81	\$113.81
City Capital Imp	1.5	13.95	\$13.95
City P/F Pension	2.02	18.79	\$18.79
City Storm Sewer	0.5	4.65	\$4.65
School Operating	9	83.75	\$83.75
School Debt 2016	0.9	8.37	\$8.37
School Debt 2020	0.32	2.97	\$2.97
School Debt 2022	0.55	5.11	\$5.11
School Debt 2024	0.67	6.23	\$6.23
State Education	6	55.83	\$55.83
District Library	1.75	16.28	\$16.28
County Operating	6.61	61.51	\$61.51
RESD Operating	0.264	2.45	\$2.45
RESD Spec. Ed.	4.2	39.08	\$39.08
RESD Voc. Ed.	1	9.30	\$9.30
School Oper FC	0	0.00	\$0.00

Tax Details 2023 Winter

School Dist. Code:	37010	Assessed Value:	\$11,700
School Dist. Name:	MT PLEASANT CITY SCHOOL DIST	Taxable Value:	\$8,863
Property Class:	202	State Equalized Value:	\$11,700
Class Name:	COMMERCIAL-VACANT	Exemption Percent:	0%
Last Payment Date: December 8, 2023			
Base Tax:	\$136.62	Base Paid:	\$136.62
Admin Fees:	\$1.36	Admin Fees Paid:	\$1.36
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$137.98	Total Paid:	\$137.98

Tax Items 2023 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
School Operating	9	79.76	\$79.76
School Debt 2016	0.88	7.79	\$7.79
School Debt 2020	0.35	3.10	\$3.10
School Debt 2022	0.76	6.73	\$6.73
Med CareFacility	1	8.86	\$8.86
Comm. on Aging	1	8.86	\$8.86
County Parks	0.35	3.10	\$3.10
I-Ride	0.862	7.63	\$7.63
Mid Mich College	1.2183	10.79	\$10.79
SCHOOL OPER FC	0	0.00	\$0.00

Tax Details 2023 Summer

School Dist. Code:	37010	Assessed Value:	\$11,700
School Dist. Name:	MT PLEASANT CITY SCHOOL DIST	Taxable Value:	\$8,863
Property Class:	202	State Equalized Value:	\$11,700
Class Name:	COMMERCIAL-VACANT	Exemption Percent:	0%
Last Payment Date: July 17, 2023			
Base Tax:	\$417.06	Base Paid:	\$417.06
Admin Fees:	\$2.73	Admin Fees Paid:	\$2.73
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$419.79	Total Paid:	\$419.79

Tax Items 2023 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
City Operating	12.23	108.39	\$108.39
City Capital Imp	1.5	13.29	\$13.29

City P/F Pension	2.02	17.90	\$17.90
City Storm Sewer	0.5	4.43	\$4.43
District Library	1.75	15.51	\$15.51
RESD Operating	0.264	2.33	\$2.33
RESD Spec. Ed.	4.2	37.22	\$37.22
RESD Voc. Ed.	1	8.86	\$8.86
State Education	6	53.17	\$53.17
School Operating	9	79.76	\$79.76
School 2016 Debt	0.88	7.79	\$7.79
School 2020 Debt	0.35	3.10	\$3.10
School 2022 Debt	0.76	6.73	\$6.73
County Operating	6.61	58.58	\$58.58
SCHOOL OPER FC	0	0.00	\$0.00

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Zoning Board of Appeal Staff Report

Case Number 26-01

Tuesday, March 25, 2026

Reviewer: Brian Kench, Building Official, Board Secretary

- OWNER/APPLICANT:** Graff – MTPBGRCRE., LLC.
Victoria Munday, Manager
116 N. Mission St.
Mt. Pleasant, MI 48858
- ADDRESS:** 116 N. Mission Street
- REQUEST:** A variance application has been filed by Graff – MTPBGRCRE LLC, requesting approval for temporary signs under section 154.414 Subsection B (3).
- LOT AREA:** 4.362 Acres
- ZONING:** CD-4, General Urban Character
- FUTURE LAND USE:** Mixed Use Low - This area will be less intense than the CD-4 area but still provides needed services through a mix of building types. There are medium, shallow or no front setbacks, and narrow to medium side setbacks. Streets have curbs, sidewalks, and thoroughfare trees that define medium-sized blocks. Landscaping varies based on the individual building.
- BACKGROUND:**
- An application has been submitted by Manager Victoria Munday on behalf of the Graff Buick, GMC and Cadillac dealership located at 116 N. Mission Street. The applicant is requesting a variance to increase the number, height, and placement of temporary signs permitted on the site.
- The dealership installed eighteen (18) banner/flag-type signs attached to light poles throughout the parking lot at a height of approximately 10–12 feet above grade. These signs were installed without prior approval and are therefore subject to the variance request in order for them to remain on the site.
- Section 154.414(B)(3) of the Zoning Ordinance permits a maximum of two (2) temporary signs on a site. These signs must either be mounted flat against the building or installed between two 4” × 4” wooden posts. Temporary signs are limited to a maximum height of five (5) feet above grade and must be installed a minimum of five (5) feet from the front property line (measured from the back of the sidewalk).
- The dealership currently has a large pylon sign and wall signage on the front of the building identifying the business and the vehicle brands sold at the location.

The applicant has suggested that the banners or flags installed in the public right-of-way as part of the City’s banner festival be considered when reviewing this request. However, those installations fall outside of the zoning ordinance and are regulated separately under the City Code through the Department of Public Works.



ZONING

SIGN STANDARDS A. Purpose; General. (ZONING CODE EXCERPT)

1. The purpose of this Section 154.414 is to establish a comprehensive scheme for the regulation of Signs in the City. More specifically, this Section is intended to accomplish the following purposes:
 - a. Encourage the effective use of Signs as a means of communication and to facilitate navigation from place to place within the City.
 - b. Balance the need for information for motorists and pedestrians with the need for traffic safety by limiting Signs or characteristics of Signs that may be distracting to drivers.
 - c. Balance the desire and need of individuals to express themselves through Signs with the desire to maintain a pleasing, safe, and navigable environment for residents and visitors.
 - d. Provide liberally for the display of Noncommercial messages in residential areas, recognizing the unique value of residential signage as a means of exercising constitutional freedom of expression.
 - e. Protect and enhance the value of property in the City by providing for Signage consistent with the character of the area in which it is located.

154.414 (B-3)

In addition to all other Signs allowed in accordance with Sections 154.414A and 154.414B, non-illuminated Temporary Signs are allowed without a Sign Permit subject to the following regulations:

- b. On any lot not used as a single-family, two-family, or owner-occupied multi-family dwelling, up to 2 temporary Signs may be displayed on a pole or stake affixed to the ground or on a banner affixed to the building on the lot. Such Signs shall not exceed 32 square feet in area per side, and the top of the Sign shall be no more than 5 feet from ground level unless the Sign is a banner affixed to a building. If affixed to the ground, they shall be supported by wooden posts a minimum of 4 inches by 4 inches thick and shall be spaced at least 15 feet apart from one another. Such Sign may display non-commercial messages or on-site commercial messages (including, but not limited to, messages conveying that the lot is for sale, that work is being performed on the dwelling by a particular individual or business, or that a business on the lot is or will be holding a sale).
- c. Temporary signs must be made of waterproof materials and kept in good repair. d. Temporary signs must be set back at least 5 feet from the property line and may not be placed in a manner that obstructs clear vision for drivers on an adjacent street.

LAND USES

	Land Use	Zoning	Existing Use
North	Commercial	CD-4	Restaurant – Take Out
East	Commercial	CD-4	Retail
South	Commercial	CD-4	Commercial Garage
West	Residential	CD-3	Single Family Homes

FINDING:

The Board shall refer to the applicant's responses to the following questions in accordance with Section 154.608(B). To obtain a non-use or dimensional variance, the applicant must demonstrate practical difficulty by showing that all of the following conditions exist.

(1) Exceptional Circumstances

That there are exceptional or extraordinary circumstances or conditions applying to the property in question, or to the intended use of the property, that do not apply generally to other properties or classes of uses in the same zoning district. Exceptional or extraordinary circumstances normally include:

- (a) Exceptional narrowness, shallowness, or shape of a specific property on the effective date of this chapter;
- (b) Exceptional topographic conditions or other extraordinary situation on the land, building, or structure; or
- (c) The use or development of property immediately adjoining the property in question.

Staff Response:

Staff has not identified any exceptional or extraordinary physical conditions associated with the property that would prevent compliance with the temporary sign regulations of the zoning ordinance. The property appears to be similar in size, configuration, and development pattern to other commercial properties within the same zoning district. The request is related to the applicant's desire to install additional signage rather than a limitation created by the physical characteristics of the property.

(2) Preservation of Property Rights

That such a variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same zoning district and in the vicinity.

Staff Response:

The zoning ordinance allows businesses within the district to utilize both permanent signage and limited temporary signage to advertise their business. The subject property currently has permanent wall signage and a pylon sign identifying the business and the brands sold on the site. Staff has not provided evidence that additional temporary signage beyond what is permitted by the ordinance is necessary for the preservation or enjoyment of a substantial property right possessed by other similarly situated properties.

(3) Not a General Condition

That the variance request is not one where the specific conditions pertaining to the property are so general or recurrent in nature as to make the formulation of a general regulation for such conditions reasonably practicable.

Staff Response:

The circumstances described in the request do not appear to be unique to this property and could reasonably apply to other automobile dealerships or commercial properties in the community. Allowing a significant increase in temporary signage could create a precedent for similar requests from other properties within the zoning district.

(4) Impact on Adjacent Property

That authorizing such variance will not be a substantial detriment to adjacent property.

Staff Response:

The installation of eighteen banner-style signs mounted to light poles throughout the parking lot increases the overall visual impact of signage on the site. While the signs are located on the applicant's property, the increased number and height of the signs may be considered excessive along the corridor and may impact the character of the surrounding commercial area.

(5) Consistency with the Purpose of the Ordinance and Public Interest

That authorizing the variance will not materially impair the purposes of this chapter or the public interest.

Staff Response:

The temporary sign standards were adopted to regulate the number, placement, and size of signage in order to maintain a consistent and orderly visual environment within the community. Allowing a substantial increase in the number and height of temporary signs may conflict with the intent of these regulations.

(6) Not Self-Created

That the need for the variance is not created by any action of the applicant or previous owner.

Staff Response:

The banner-style signs were installed prior to receiving approval from the City and before submitting the application for consideration for a variance. As a result, the condition requiring the variance appears to have been created by the applicant.

Staff Response:

Based on the review of the request and the standards for granting a dimensional variance under Section 154.608(B) of the Zoning Ordinance, staff finds that the applicant has not demonstrated practical difficulty related to the physical characteristics of the property. The request appears to be related to the applicant's desire to increase the amount and visibility of temporary signage beyond what is permitted under the zoning ordinance.

The subject property currently has permanent wall signage and a pylon sign identifying the business, in addition to the temporary signage permitted by ordinance. The request to allow eighteen banner-style signs mounted to light poles throughout the parking lot represents a substantial increase beyond the two temporary signs permitted under Section 154.414(B)(3), as well as an increase in the allowable height of such signage.

Based on the findings outlined above, it is recommended that the Zoning Board of Appeals deny the variance request, as the request does not appear to meet the standards required for granting a dimensional variance under Section 154.608(B) of the Zoning Ordinance.

Attachments:

ZBA Application and Attachments
Site Plan

City of Mt. Pleasant, Michigan



CITY HALL
320 W. Broadway • 48858
(989) 779-5300
(989) 773-4691 fax

PUBLIC SAFETY
804 E. High • 48858
(989) 779-5100
(989) 773-4020 fax

PUBLIC WORKS
320 W. Broadway • 48858
(989) 779-5400
(989) 772-6250 fax

Variance Application – DPW Office Comments

ZBA-26-01
Due Date: 2026-03-16

Address of Development: **116 N Mission Street**

Project Description: Adding flags to light poles.

DPW Director:

No comments.

Engineering:

No comments on flags on poles within private site.

Flags are not allowed on the poles within public right-of-way.

Streets Department:

No comments.

Water Department:

No comments.

Water Resource Recovery Department:

No comments.

Mt. Pleasant

[meet here]

OFFICE USE ONLY
Filing fee: \$500.00
Case #: ZBA-26-02
Submission Date: 2/23/26
Meeting Date: _____

VARIANCE APPLICATION

City of Mt. Pleasant - Building Safety Department
320 W. Broadway Street, Mt. Pleasant, MI 48858
(989) 779-5347 • Fax: (989) 773-4691 • www.mt-pleasant.org

Important Information to Applicants for Variance:

The Zoning Board of Appeals may grant Variances upon finding based on reasonable evidence that the Variance will not be detrimental to adjacent property or the surrounding neighborhood and will not impair the intent and purpose of Chapter 154 of the Zoning Ordinance. The possibility of increased financial return shall not of itself be deemed sufficient to warrant a Variance.

The Board's consideration of a Variance request shall be limited to the specific standard, requirement, or use for which the Variance is requested and shall not include any other aspect of an application.

The Board cannot grant use variances.

COMPLETE APPLICATION REQUIRED

The Variance Application will not be scheduled for review by the Zoning Board of Appeals until it has been verified that all required information has been provided with the application including the filing fee. **Incomplete applications may be returned.**

QUESTIONS

If you have any questions, please **contact the Building Safety Department at (989) 779-5347 or bkench@mt-pleasant.org**. Additional information can also be found in the Building Safety Development section and the Zoning Board of Appeals section of the City's website at www.mt-pleasant.org. The variance process is outlined in Section 154.608 of the City's Zoning Ordinance. Non-conforming lots, uses, structures and improvements are outlined in Section 154.114 of the City's Zoning Ordinance. The Zoning Ordinance can be reviewed online at www.mt-pleasant.org/planning.

FOR NON-USE VARIANCE OR DIMENSIONAL VARIANCE

PLEASE PROVIDE A WRITTEN RESPONSE TO CRITERIA 1-6 BELOW

(attach additional sheets as necessary)

154.608.B To obtain a non-use or dimensional variance, the applicant must show practical difficulty by demonstrating that all of the following conditions exist:

(1) That there are exceptional or extraordinary circumstances or conditions applying to the property in question or to the intended Use of the property that do not apply generally to other properties or classes or Uses in the same District or Civic Zone; exceptional or extraordinary circumstances or conditions include:

- (a) Exceptional narrowness, shallowness or shape of a specific property on the effective date of this Chapter;
- (b) Exceptional topographic conditions or other extraordinary situation on the land, Building or Structure; or
- (c) Exceptional Use or Development of the property Adjacent the property in question.

We are a dealership and our lot is our "Showroom".

(2) That such a Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same District or Civic Zone and in the vicinity.

Promoting our brands on our lots, is necessary.

(3) That the Variance request is not one where the specific conditions pertaining to the property are so general or recurrent in nature as to make the formulation of a general regulation for such conditions reasonably practicable.

The variance request is not specific as to formulate a general regulation.

(4) That the authorizing of such Variance will not be a substantial detriment to adjacent property.

The variance request will not be a detriment, if anything the variance request will bring joy and happiness to adjacent properties.

(5) That authorizing of the Variance will not materially impair the purposes of the Zoning Ordinance or the public interest.

Public interest has shown a liberty to the variance request.

(6) That the need for the Variance is not created by any action of the applicant or previous owner.

We were unaware that flags on the light poles was a restricted thing.



Isabella County GIS Tax Info

Parcel Report: 17-000-15-571-00

2/19/2026

8:40:42 AM



Property Address

1422 E PICKARD ST
MT PLEASANT, MI, 48858

Owner Address

MTPRE LLC (GRAFF CHEVROLET)
—
4580 E PICKARD RD
MT PLEASANT, MI 48858

Unit: 17
Unit Name: MT. PLEASANT

General Information for 2025 Tax Year

Parcel Number: 17-000-15-571-00
Prop. Class Code: 202

Prop. Class Name: COMMERCIAL-VACANT
School Dist Code: 37010
School Dist Name: MT PLEASANT CITY SCHOOL DIST

Assessed Value: \$153,200
Taxable Value: \$130,926
State Equalized Value: \$153,200
Exemption Percent: 0

Prev Year Info

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2024	\$153,200	\$153,200	\$126,990
2023	\$153,200	\$153,200	\$120,943

Land Information

Acreage: 1
Zoning:
Town/Range/Sec 14N 04W

Tax Description

SEC 14, T14N, R4W, W 81 1/2 FT OF E 163 FT OF S 534 FT OF N 584 FT OF E 1/3 OF NE 1/4 OF NW 1/4.
 NOTE: TIFA DIST #4 - MISSION ST DDA

Sales Information

Sale Date: 01-02-2003

Sale Price: 200000
Instrument: WD
Grantor:
Grantee:
Terms of Sale: 33-TO BE DETERMINED
Liber/Page: 01133:0618

Tax History *Total Due as of settlement date

Tax Details 2025 Winter

School Dist. Code: 37010
School Dist. Name: MT PLEASANT CITY SCHOOL DIST
Property Class: 202
Class Name: COMMERCIAL-VACANT

Last Payment Date:

Base Tax: \$2,002.35
Admin Fees: \$20.02
Interest Fees: \$60.07
Total Tax & Fees: \$2,082.44
Assessed Value: \$153,200
Taxable Value: \$130,926
State Equalized Value: \$153,200
Exemption Percent: 0%

Base Paid: \$0.00
Admin Fees Paid: \$0.00
Interest Fees Paid: \$0
Total Paid: \$0.00

Tax Items 2025 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
School Operating	9	1,178.33	\$0.00
School Debt 2016	0.47	61.53	\$0.00
School Debt 2022	0.74	96.88	\$0.00
School Debt 2024	0.66	86.41	\$0.00
Comm. on Aging	1	130.92	\$0.00
County Parks	0.35	45.82	\$0.00
Med CareFacility	1	130.92	\$0.00
I-Ride	0.862	112.85	\$0.00

Mid Mich College	1.2121	158.69	\$0.00
SCHOOL OPER FC	0	0.00	\$0.00

Tax Details 2025 Summer

School Dist. Code:	37010
School Dist. Name:	MT PLEASANT CITY SCHOOL DIST
Property Class:	202
Class Name:	COMMERCIAL-VACANT
Last Payment Date:	July 16, 2025

Base Tax:	\$6,146.13
Admin Fees:	\$40.18
Interest Fees:	\$0.00
Total Tax & Fees:	\$6,186.31
Assessed Value:	\$153,200
Taxable Value:	\$130,926
State Equalized Value:	\$153,200
Exemption Percent:	0%

Base Paid:	\$6,146.13
Admin Fees Paid:	\$40.18
Interest Fees Paid:	\$0
Total Paid:	\$6,186.31

Tax Items 2025 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
City Operating	12.23	1,601.22	\$1,601.22
City Capital Imp	1.5	196.38	\$196.38
City P/F Pension	2.02	264.47	\$264.47
City Storm Sewer	0.5	65.46	\$65.46
School Operating	9	1,178.33	\$1,178.33
School Debt 2016	0.47	61.53	\$61.53
School Debt 2022	0.74	96.88	\$96.88
School Debt 2024	0.66	86.41	\$86.41
State Education	6	785.55	\$785.55
District Library	1.75	229.12	\$229.12
County Operating	6.61	865.42	\$865.42
RESD Operating	0.264	34.56	\$34.56
RESD Spec. Ed.	4.2	549.88	\$549.88

RESD Voc. Ed.	1	130.92	\$130.92
School Oper FC	0	0.00	\$0.00

Tax Details 2024 Winter

School Dist. Code:	37010
School Dist. Name:	MT PLEASANT CITY SCHOOL DIST
Property Class:	202
Class Name:	COMMERCIAL-VACANT
Last Payment Date:	December 13, 2024

Base Tax:	\$2,015.24
Admin Fees:	\$20.15
Interest Fees:	\$0.00
Total Tax & Fees:	\$2,035.39
Assessed Value:	\$153,200
Taxable Value:	\$126,990
State Equalized Value:	\$153,200
Exemption Percent:	0%

Base Paid:	\$2,015.24
Admin Fees Paid:	\$20.15
Interest Fees Paid:	\$0
Total Paid:	\$2,035.39

Tax Items 2024 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
School Operating	9	1,142.91	\$1,142.91
School Debt 2016	0.9	114.29	\$114.29
School Debt 2020	0.32	40.63	\$40.63
School Debt 2022	0.55	69.84	\$69.84
School Debt 2024	0.67	85.08	\$85.08
Comm. on Aging	1	126.99	\$126.99
County Parks	0.35	44.44	\$44.44
Med CareFacility	1	126.99	\$126.99
I-Ride	0.862	109.46	\$109.46
Mid Mich College	1.2175	154.61	\$154.61
SCHOOL OPER FC	0	0.00	\$0.00

Tax Details 2024 Summer

School Dist. Code: 37010
School Dist. Name: MT PLEASANT CITY SCHOOL DIST
Property Class: 202
Class Name: COMMERCIAL-VACANT

Last Payment Date: July 9, 2024

Base Tax: \$6,033.74
Admin Fees: \$39.70
Interest Fees: \$0.00
Total Tax & Fees: \$6,073.44
Assessed Value: \$153,200
Taxable Value: \$126,990
State Equalized Value: \$153,200
Exemption Percent: 0%

Base Paid: \$6,033.74
Admin Fees Paid: \$39.70
Interest Fees Paid: \$0
Total Paid: \$6,073.44

Tax Items 2024 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
City Operating	12.23	1,553.08	\$1,553.08
City Capital Imp	1.5	190.48	\$190.48
City P/F Pension	2.02	256.51	\$256.51
City Storm Sewer	0.5	63.49	\$63.49
School Operating	9	1,142.91	\$1,142.91
School Debt 2016	0.9	114.29	\$114.29
School Debt 2020	0.32	40.63	\$40.63
School Debt 2022	0.55	69.84	\$69.84
School Debt 2024	0.67	85.08	\$85.08
State Education	6	761.94	\$761.94
District Library	1.75	222.23	\$222.23
County Operating	6.61	839.40	\$839.40
RESD Operating	0.264	33.52	\$33.52
RESD Spec. Ed.	4.2	533.35	\$533.35
RESD Voc. Ed.	1	126.99	\$126.99
School Oper FC	0	0.00	\$0.00

Tax Details 2023 Winter

School Dist. Code: 37010
School Dist. Name: MT PLEASANT CITY SCHOOL DIST
Property Class: 202
Class Name: COMMERCIAL-VACANT

Last Payment Date: December 19, 2023

Base Tax: \$1,864.94
Admin Fees: \$18.64
Interest Fees: \$0.00
Total Tax & Fees: \$1,883.58
Assessed Value: \$153,200
Taxable Value: \$120,943
State Equalized Value: \$153,200
Exemption Percent: 0%

Base Paid: \$1,864.94
Admin Fees Paid: \$18.64
Interest Fees Paid: \$0
Total Paid: \$1,883.58

Tax Items 2023 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
School Operating	9	1,088.48	\$1,088.48
School Debt 2016	0.88	106.42	\$106.42
School Debt 2020	0.35	42.33	\$42.33
School Debt 2022	0.76	91.91	\$91.91
Med CareFacility	1	120.94	\$120.94
Comm. on Aging	1	120.94	\$120.94
County Parks	0.35	42.33	\$42.33
I-Ride	0.862	104.25	\$104.25
Mid Mich College	1.2183	147.34	\$147.34
SCHOOL OPER FC	0	0.00	\$0.00

Tax Details 2023 Summer

School Dist. Code: 37010
School Dist. Name: MT PLEASANT CITY SCHOOL DIST
Property Class: 202
Class Name: COMMERCIAL-VACANT
Last Payment Date: July 25, 2023

Base Tax: \$5,692.00
Admin Fees: \$37.26
Interest Fees: \$0.00
Total Tax & Fees: \$5,729.26
Assessed Value: \$153,200
Taxable Value: \$120,943
State Equalized Value: \$153,200
Exemption Percent: 0%

Base Paid: \$5,692.00
Admin Fees Paid: \$37.26
Interest Fees Paid: \$0
Total Paid: \$5,729.26

Tax Items 2023 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
City Operating	12.23	1,479.13	\$1,479.13
City Capital Imp	1.5	181.41	\$181.41
City P/F Pension	2.02	244.30	\$244.30
City Storm Sewer	0.5	60.47	\$60.47
District Library	1.75	211.65	\$211.65
RESD Operating	0.264	31.92	\$31.92
RESD Spec. Ed.	4.2	507.96	\$507.96
RESD Voc. Ed.	1	120.94	\$120.94
State Education	6	725.65	\$725.65
School Operating	9	1,088.48	\$1,088.48
School 2016 Debt	0.88	106.42	\$106.42
School 2020 Debt	0.35	42.33	\$42.33
School 2022 Debt	0.76	91.91	\$91.91
County Operating	6.61	799.43	\$799.43
SCHOOL OPER FC	0	0.00	\$0.00

Application Use and Disclaimer

This application is intended for use by the general public as an aid for searching available land records. Any use of automated processes (program scripts, 'bots', ect.) to search records or mine data is strictly prohibited and may result in the suspension or termination of the violator's access privileges. Any high-volume automated access attempts will be regarded as Denial of Service (DoS) attacks and may be reported to the proper authorities.

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Isabella County GIS Tax Info

Parcel Report: 17-000-15-570-00

2/19/2026

8:39:34 AM



Property Address

1426 E PICKARD ST
MT PLEASANT, MI, 48858

Owner Address

MTPRE LLC (GRAFF CHEVROLET)

4580 E PICKARD RD
MT PLEASANT, MI 48858

Unit: 17
Unit Name: MT. PLEASANT

General Information for 2025 Tax Year

Parcel Number: 17-000-15-570-00
Prop. Class Code: 202

Prop. Class Name:

COMMERCIAL-VACANT

School Dist Code:

37010

School Dist Name:

MT PLEASANT CITY SCHOOL DIST

Assessed Value: \$153,200

Taxable Value: \$130,926

State Equalized Value: \$153,200

Exemption Percent: 0

Prev Year Info

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2024	\$153,200	\$153,200	\$126,990
2023	\$153,200	\$153,200	\$120,943

Land Information

Acreage: 1

Zoning:

Town/Range/Sec 14N 04W

Tax Description

SEC 14, T14N, R4W, E 81 1/2 FT OF S 534 FT OF N 584 FT OF E 1/3 OF NE 1/4 OF NW 1/4. NOTE: TIFA DIST #4 - MISSION ST DDA

Sales Information

Sale Date: 01-02-2003

Sale Price: 200000
Instrument: WD
Grantor: PUNG MICHAEL & ALICE
Grantee: MTPRE LLC
Terms of Sale: 21-NOT USED/OTHER
Liber/Page: 01133/00618

Tax History *Total Due as of settlement date

Tax Details 2025 Winter

School Dist. Code:	37010
School Dist. Name:	MT PLEASANT CITY SCHOOL DIST
Property Class:	202
Class Name:	COMMERCIAL-VACANT

Last Payment Date:

Base Tax:	\$2,002.35
Admin Fees:	\$20.02
Interest Fees:	\$60.07
Total Tax & Fees:	\$2,082.44
Assessed Value:	\$153,200
Taxable Value:	\$130,926
State Equalized Value:	\$153,200
Exemption Percent:	0%

Base Paid:	\$0.00
Admin Fees Paid:	\$0.00
Interest Fees Paid:	\$0
Total Paid:	\$0.00

Tax Items 2025 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
School Operating	9	1,178.33	\$0.00
School Debt 2016	0.47	61.53	\$0.00
School Debt 2022	0.74	96.88	\$0.00
School Debt 2024	0.66	86.41	\$0.00
Comm. on Aging	1	130.92	\$0.00
County Parks	0.35	45.82	\$0.00
Med CareFacility	1	130.92	\$0.00
I-Ride	0.862	112.85	\$0.00

Mid Mich College	1.2121	158.69	\$0.00
SCHOOL OPER FC	0	0.00	\$0.00

Tax Details 2025 Summer

School Dist. Code:	37010
School Dist. Name:	MT PLEASANT CITY SCHOOL DIST
Property Class:	202
Class Name:	COMMERCIAL-VACANT
Last Payment Date:	July 16, 2025

Base Tax:	\$6,146.13
Admin Fees:	\$40.18
Interest Fees:	\$0.00
Total Tax & Fees:	\$6,186.31
Assessed Value:	\$153,200
Taxable Value:	\$130,926
State Equalized Value:	\$153,200
Exemption Percent:	0%

Base Paid:	\$6,146.13
Admin Fees Paid:	\$40.18
Interest Fees Paid:	\$0
Total Paid:	\$6,186.31

Tax Items 2025 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
City Operating	12.23	1,601.22	\$1,601.22
City Capital Imp	1.5	196.38	\$196.38
City P/F Pension	2.02	264.47	\$264.47
City Storm Sewer	0.5	65.46	\$65.46
School Operating	9	1,178.33	\$1,178.33
School Debt 2016	0.47	61.53	\$61.53
School Debt 2022	0.74	96.88	\$96.88
School Debt 2024	0.66	86.41	\$86.41
State Education	6	785.55	\$785.55
District Library	1.75	229.12	\$229.12
County Operating	6.61	865.42	\$865.42
RESD Operating	0.264	34.56	\$34.56
RESD Spec. Ed.	4.2	549.88	\$549.88

RESD Voc. Ed.	1	130.92	\$130.92
School Oper FC	0	0.00	\$0.00

Tax Details 2024 Winter

School Dist. Code:	37010
School Dist. Name:	MT PLEASANT CITY SCHOOL DIST
Property Class:	202
Class Name:	COMMERCIAL-VACANT
Last Payment Date:	December 13, 2024

Base Tax:	\$2,015.24
Admin Fees:	\$20.15
Interest Fees:	\$0.00
Total Tax & Fees:	\$2,035.39
Assessed Value:	\$153,200
Taxable Value:	\$126,990
State Equalized Value:	\$153,200
Exemption Percent:	0%

Base Paid:	\$2,015.24
Admin Fees Paid:	\$20.15
Interest Fees Paid:	\$0
Total Paid:	\$2,035.39

Tax Items 2024 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
School Operating	9	1,142.91	\$1,142.91
School Debt 2016	0.9	114.29	\$114.29
School Debt 2020	0.32	40.63	\$40.63
School Debt 2022	0.55	69.84	\$69.84
School Debt 2024	0.67	85.08	\$85.08
Comm. on Aging	1	126.99	\$126.99
County Parks	0.35	44.44	\$44.44
Med CareFacility	1	126.99	\$126.99
I-Ride	0.862	109.46	\$109.46
Mid Mich College	1.2175	154.61	\$154.61
SCHOOL OPER FC	0	0.00	\$0.00

Tax Details 2024 Summer

School Dist. Code: 37010
School Dist. Name: MT PLEASANT CITY SCHOOL DIST
Property Class: 202
Class Name: COMMERCIAL-VACANT

Last Payment Date: July 9, 2024

Base Tax: \$6,033.74
Admin Fees: \$39.70
Interest Fees: \$0.00
Total Tax & Fees: \$6,073.44
Assessed Value: \$153,200
Taxable Value: \$126,990
State Equalized Value: \$153,200
Exemption Percent: 0%

Base Paid: \$6,033.74
Admin Fees Paid: \$39.70
Interest Fees Paid: \$0
Total Paid: \$6,073.44

Tax Items 2024 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
City Operating	12.23	1,553.08	\$1,553.08
City Capital Imp	1.5	190.48	\$190.48
City P/F Pension	2.02	256.51	\$256.51
City Storm Sewer	0.5	63.49	\$63.49
School Operating	9	1,142.91	\$1,142.91
School Debt 2016	0.9	114.29	\$114.29
School Debt 2020	0.32	40.63	\$40.63
School Debt 2022	0.55	69.84	\$69.84
School Debt 2024	0.67	85.08	\$85.08
State Education	6	761.94	\$761.94
District Library	1.75	222.23	\$222.23
County Operating	6.61	839.40	\$839.40
RESD Operating	0.264	33.52	\$33.52
RESD Spec. Ed.	4.2	533.35	\$533.35
RESD Voc. Ed.	1	126.99	\$126.99
School Oper FC	0	0.00	\$0.00

Tax Details 2023 Winter

School Dist. Code: 37010
School Dist. Name: MT PLEASANT CITY SCHOOL DIST
Property Class: 202
Class Name: COMMERCIAL-VACANT

Last Payment Date: December 19, 2023

Base Tax: \$1,864.94
Admin Fees: \$18.64
Interest Fees: \$0.00
Total Tax & Fees: \$1,883.58
Assessed Value: \$153,200
Taxable Value: \$120,943
State Equalized Value: \$153,200
Exemption Percent: 0%

Base Paid: \$1,864.94
Admin Fees Paid: \$18.64
Interest Fees Paid: \$0
Total Paid: \$1,883.58

Tax Items 2023 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
School Operating	9	1,088.48	\$1,088.48
School Debt 2016	0.88	106.42	\$106.42
School Debt 2020	0.35	42.33	\$42.33
School Debt 2022	0.76	91.91	\$91.91
Med CareFacility	1	120.94	\$120.94
Comm. on Aging	1	120.94	\$120.94
County Parks	0.35	42.33	\$42.33
I-Ride	0.862	104.25	\$104.25
Mid Mich College	1.2183	147.34	\$147.34
SCHOOL OPER FC	0	0.00	\$0.00

Tax Details 2023 Summer

School Dist. Code: 37010
School Dist. Name: MT PLEASANT CITY SCHOOL DIST
Property Class: 202
Class Name: COMMERCIAL-VACANT

Last Payment Date: July 25, 2023

Base Tax: \$5,692.00
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Exemption Percent: 0%

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Interest Fees Paid: \$0
Total Paid: \$5,729.26

Tax Items 2023 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
City Operating	12.23	1,479.13	\$1,479.13
City Capital Imp	1.5	181.41	\$181.41
City P/F Pension	2.02	244.30	\$244.30
City Storm Sewer	0.5	60.47	\$60.47
District Library	1.75	211.65	\$211.65
RESD Operating	0.264	31.92	\$31.92
RESD Spec. Ed.	4.2	507.96	\$507.96
RESD Voc. Ed.	1	120.94	\$120.94
State Education	6	725.65	\$725.65
School Operating	9	1,088.48	\$1,088.48
School 2016 Debt	0.88	106.42	\$106.42
School 2020 Debt	0.35	42.33	\$42.33
School 2022 Debt	0.76	91.91	\$91.91
County Operating	6.61	799.43	\$799.43
SCHOOL OPER FC	0	0.00	\$0.00

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Zoning Board of Appeal Staff Report

Case Number 26-02

Tuesday, March 25, 2026

Reviewer: Brian Kench, Building Official, Board Secretary

OWNER/APPLICANT: Graff – MTPBGRCRE., LLC.
Victoria Munday, Manager
4580 East Pickard St.
Mt. Pleasant, MI 48858

ADDRESS: 1422/1426 East Pickard Street

REQUEST: A variance application has been filed by Graff – MTPBGRCRE LLC, requesting approval for temporary signs under section 154.414 Subsection B (3).

LOT AREA: 4.362 Acres

ZONING: CD-4, General Urban Character

FUTURE LAND USE: Mixed Use Low - This area will be less intense than the CD-4 area but still provides needed services through a mix of building types. There are medium, shallow or no front setbacks, and narrow to medium side setbacks. Streets have curbs, sidewalks, and thoroughfare trees that define medium-sized blocks. Landscaping varies based on the individual building.

BACKGROUND:

An application has been submitted by Manager Victoria Munday on behalf of the Graff Buick, GMC and Cadillac dealership located at 1422/1426 East Pickard Street. The applicant is requesting a variance to increase the number, height, and placement of temporary signs permitted on the site.

The dealership is made up of two vacant properties (1422/1426) used for outdoor vehicle display that are located in the City of Mt. Pleasant, and the building that houses the showroom, service areas and remaining display lot is located in the Union Charter Township. Four banner/flag-type signs have been attached to light poles throughout the parking lot on the property located in the City at a height of approximately 10–12 feet above grade. These signs were installed without prior approval and are therefore subject to the variance request in order for them to remain on the site.



Section 154.414(B)(3) of the Zoning Ordinance permits a maximum of two (2) temporary signs on a site. These signs must either be mounted flat against the building or installed between two 4" x 4" wooden posts. Temporary signs are limited to a maximum height of five (5) feet above grade and must

be installed a minimum of five (5) feet from the front property line (measured from the back of the sidewalk).

The dealership currently has a large pylon sign and wall signage on the front of the building identifying the business and the vehicle brands sold at the location.

The applicant has suggested that the banners or flags installed in the public right-of-way as part of the City's banner festival be considered when reviewing this request. However, those installations fall outside of the zoning ordinance and are regulated separately under the City Code through the Department of Public Works.

ZONING

SIGN STANDARDS A. Purpose; General. (ZONING CODE EXCERPT)

1. The purpose of this Section 154.414 is to establish a comprehensive scheme for the regulation of Signs in the City. More specifically, this Section is intended to accomplish the following purposes:

- a. Encourage the effective use of Signs as a means of communication and to facilitate navigation from place to place within the City.
- b. Balance the need for information for motorists and pedestrians with the need for traffic safety by limiting Signs or characteristics of Signs that may be distracting to drivers.
- c. Balance the desire and need of individuals to express themselves through Signs with the desire to maintain a pleasing, safe, and navigable environment for residents and visitors.
- d. Provide liberally for the display of Noncommercial messages in residential areas, recognizing the unique value of residential signage as a means of exercising constitutional freedom of expression.
- e. Protect and enhance the value of property in the City by providing for Signage consistent with the character of the area in which it is located.

154.414 (B-3)

In addition to all other Signs allowed in accordance with Sections 154.414A and 154.414B, non-illuminated Temporary Signs are allowed without a Sign Permit subject to the following regulations:

- b. On any lot not used as a single-family, two-family, or owner-occupied multi-family dwelling, up to 2 temporary Signs may be displayed on a pole or stake affixed to the ground or on a banner affixed to the building on the lot. Such Signs shall not exceed 32 square feet in area per side, and the top of the Sign shall be no more than 5 feet from ground level unless the Sign is a banner affixed to a building. If affixed to the ground, they shall be supported by wooden posts a minimum of 4 inches by 4 inches thick and shall be spaced at least 15 feet apart from one another. Such Sign may display non-commercial messages or on-site commercial messages (including, but not limited to, messages conveying that the lot is for sale, that work is being performed on the dwelling by a particular individual or business, or that a business on the lot is or will be holding a sale).

- c. Temporary signs must be made of waterproof materials and kept in good repair. d. Temporary signs must be set back at least 5 feet from the property line and may not be placed in a manner that obstructs clear vision for drivers on an adjacent street.

LAND USES

	Land Use	Zoning	Existing Use
North	Commercial	CD-4	Restaurant – Take Out
East	Commercial	CD-4	Retail
South	Commercial	CD-4	Commercial Garage
West	Residential	CD-3	Single Family Homes

FINDING:

The Board shall refer to the applicant's responses to the following questions in accordance with Section 154.608(B). To obtain a non-use or dimensional variance, the applicant must demonstrate practical difficulty by showing that all of the following conditions exist.

(1) Exceptional Circumstances

That there are exceptional or extraordinary circumstances or conditions applying to the property in question, or to the intended use of the property, that do not apply generally to other properties or classes of uses in the same zoning district. Exceptional or extraordinary circumstances normally include:

- (a) Exceptional narrowness, shallowness, or shape of a specific property on the effective date of this chapter;
- (b) Exceptional topographic conditions or other extraordinary situation on the land, building, or structure; or
- (c) The use or development of property immediately adjoining the property in question.

Staff Response:

Staff has not identified any exceptional or extraordinary physical conditions associated with the property that would prevent compliance with the temporary sign regulations of the zoning ordinance. The property appears to be similar in size, configuration, and development pattern to other commercial properties within the same zoning district. The request is related to the applicant's desire to install additional signage rather than a limitation created by the physical characteristics of the property.

(2) Preservation of Property Rights

That such a variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same zoning district and in the vicinity.

Staff Response:

The zoning ordinance allows businesses within the district to utilize both permanent signage and limited

temporary signage to advertise their business. The subject property currently has permanent wall signage and a pylon sign identifying the business and the brands sold on the site. Staff has not provided evidence that additional temporary signage beyond what is permitted by the ordinance is necessary for the preservation or enjoyment of a substantial property right possessed by other similarly situated properties.

(3) Not a General Condition

That the variance request is not one where the specific conditions pertaining to the property are so general or recurrent in nature as to make the formulation of a general regulation for such conditions reasonably practicable.

Staff Response:

The circumstances described in the request do not appear to be unique to this property and could reasonably apply to other automobile dealerships or commercial properties in the community. Allowing a significant increase in temporary signage could create a precedent for similar requests from other properties within the zoning district.

(4) Impact on Adjacent Property

That authorizing such variance will not be a substantial detriment to adjacent property.

Staff Response:

The installation of eighteen banner-style signs mounted to light poles throughout the parking lot increases the overall visual impact of signage on the site. While the signs are located on the applicant's property, the increased number and height of the signs may be considered excessive along the corridor and may impact the character of the surrounding commercial area.

(5) Consistency with the Purpose of the Ordinance and Public Interest

That authorizing the variance will not materially impair the purposes of this chapter or the public interest.

Staff Response:

The temporary sign standards were adopted to regulate the number, placement, and size of signage in order to maintain a consistent and orderly visual environment within the community. Allowing a substantial increase in the number and height of temporary signs may conflict with the intent of these regulations.

(6) Not Self-Created

That the need for the variance is not created by any action of the applicant or previous owner.

Staff Response:

The banner-style signs were installed prior to receiving approval from the City and before submitting the application for consideration for a variance. As a result, the condition requiring the variance appears to have been created by the applicant.

Staff Response:

Based on the review of the request and the standards for granting a dimensional variance under Section 154.608(B) of the Zoning Ordinance, staff finds that the applicant has not demonstrated practical difficulty related to the physical characteristics of the property. The request appears to be related to the applicant's desire to increase the amount and visibility of temporary signage beyond what is permitted under the zoning ordinance.

The subject property currently has permanent wall signage and a pylon sign identifying the business, in addition to the temporary signage permitted by ordinance. The request to allow eighteen banner-style signs mounted to light poles throughout the parking lot represents a substantial increase beyond the two temporary signs permitted under Section 154.414(B)(3), as well as an increase in the allowable height of such signage.

Based on the findings outlined above, it is recommended that the Zoning Board of Appeals deny the variance request, as the request does not appear to meet the standards required for granting a dimensional variance under Section 154.608(B) of the Zoning Ordinance.

Attachments:

ZBA Application and Attachments
Site Plan

City of Mt. Pleasant, Michigan



CITY HALL
320 W. Broadway • 48858
(989) 779-5300
(989) 773-4691 fax

PUBLIC SAFETY
804 E. High • 48858
(989) 779-5100
(989) 773-4020 fax

PUBLIC WORKS
320 W. Broadway • 48858
(989) 779-5400
(989) 772-6250 fax

Variance Application – DPW Office Comments

ZBA-26-02
Due Date: 2026-03-16

Address of Development: **1422 E Pickard Street**

Project Description: Adding flags to light poles in car dealership lot.

DPW Director:

No comments.

Engineering:

No comments on flags on poles within private site.

Flags are not allowed on the poles within public right-of-way.

Streets Department:

No comments.

Water Department:

No comments.

Water Resource Recovery Department:

No comments.