

Parcel Number: 03-208-040-00

Jurisdiction: EAST BAY CHARTER TOWNSHIP County: Grand Traverse

Printed on

06/26/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Libers & Page	Verified By	Prcnt. Trans.	
WUERFEL RESORTS LLC	BHTC LLC	2,125,000	03/11/2021	WD	20-MULTI PARCEL SALE REF	2021R-05680	PROPERTY TRANSFER	100	
INNIVATEL LLC	WUERFEL RESORTS LLC	1,290,000	05/22/2014	WD	19-MULTI PARCEL ARM'S LE	2014R-08464	DEED	100.00	
CIM INVESTMENT INCORPORAT	INNIVATEL LLC	100,000	09/01/2011	WD	03-ARM'S LENGTH	2011R-14931	DEED	100.00	
MUUN CAROLANN IRENE	C.I.M. INVESTMENTS INC	1	01/29/1987	QC	21-NOT USED/OTHER	0697-0320	DEED		
Property Address		Class: COMMERCIAL-IMPROV Zoning: RB (* Building Permit(s))							
1470 US 31 NORTH		School: TRAVERSE CITY SCHOOL DIST.							
Owner's Name/Address		P.R.E. 0%							
BHTC LLC		MAP PAGE #: 11 / 2710-0834							
DOUGLAS N LABELLE		2026 Est TCV Tentative							
405 MISSION ST		SINGLE FAMILY HOUSE							
MOUNT PLEASANT, MI 48858		SINGLE FAMILY HOUSE							
Tax Description *BALANCE OF LEGAL ON FILE		Land Value Estimates for Land Table 201C.201C.COMMERCIAL							
THAT PART OF GOVT LOT 2, SEC 8, T27N, R10W, COMM AT A PT ON TH S ROW LN OF U.S. HIGHWAY 31 WHERE TH W LN OF TH E 100' OF TH W 1200' OF SD GOVT LOT 2 INTERSECTS SD HIGHWAY; TH S 82' 2", TH W 10'; TH S 267' 10" TH E 85'; TH N 350' M/L TO S LN OF SD HIGHWAY; TH W ALG TH S LN OF SD HIGHWAY TO POB. TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS TO THE ABOVE DESCRIBED PREMISES, OVER, UPON AND ACROSS A STRIP OF LAND MEASURING 25' IN WIDTH, EAST AND WEST, LYING IMMEDIATELY EAST OF THE ABOVE DESCRIBED PREMISES.		X Improved		Vacant		* Factors * 75X 385.2		Value	
EXCEPT THE FOLLOWING DESCRIBED PARCEL: ALL THAT PART OF THE FOLLOWING DESCRIBED TRACT "A" WHICH LIES NELY OF A LN 38.00' SWLY OF, MEASURED AT RIGHT ANGLES AND PARALLEL TO TH SURVEY C/L OF HIGHWAY US 3		Public Improvements				Description Frontage Depth Front Depth Rate %Adj. Reason		317,680	
		Dirt Road				COMMERCIAL 3I N ST PRK OUT 28,880 SqFt 11.00000 100		317,680	
		Gravel Road				0.66 Total Acres		Total Est. Land Value =	
		Paved Road				Land Improvement Cost Estimates		Cash Value	
		Storm Sewer				Description Unit in Place Item(s) Rate Size % Good		0	
		Sidewalk				YARD IMPROVEMENTS 3,000.00 1 0		0	
		Water				Total Estimated Land Improvements True Cash Value =		0	
		Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground utils.							
		Topography of Site							
		Level							
		X Rolling							
		X Low							
		X High							
		Landscaped							
		Swamp							
		Wooded							
		pond							
		Waterfront							
		X Ravine							
		Wetland							
		Flood Plain							
		Who		When		What		Year	
		JB		07/29/2019		20% REVIEW		2025	
		RC		05/21/2013		20% REVIEW		2024	
		PSC		12/06/2006		APPRAISAL		2023	
		Land Value		Building Value		Assessed Value		Board of Review	
		Tentative		Tentative		Tentative		Tentative	
		158,800		11,700		170,500			
		158,800		1,900		160,700			
		144,400		1,100		145,500			
								Tribunal/Other	
								Taxable Value	
								Tentative	
								92,979C	
								90,184C	
								85,890C	

US 31 NORTH  
S 89° 23' 20" W 75'



Bearings & Dimensions are approx.

Due W 10'

Due S 82.2'

Subject Site  
28890.00sf

Due N 350'

Due S 267'

.663 AC M/L

Due E 85'

Drawing based on LEGAL  
SCK 11/21/11

Sketch by Apex Medina™