

**Situs : 1527 LAKE CREST DR**

**Map ID: 66-014-10-064-00**

**LUC: 510**

**Card: 1 of 1**

**Tax Year: 2023**

**Printed: 04/02/24**

**CURRENT OWNER**  
RATICAN SEAN P  
RATICAN CRYSTAL  
1050 WOODWARD AVE  
DETROIT MI 48226  
  
CAUV  
Field Review Flag:

**GENERAL INFORMATION**  
Routing No. 014-10 064-00  
Class Residential  
Living Units 1  
Neighborhood 26600  
District  
Zoning  
Alternate Id



**Legal Description**  
**Parcel Tieback:** Addl. Tieback: Y  
**Legal Descriptions:**  
1527 & 1528 ROAMING ROCKNO 14

**Land Information**

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
G	1	*****	0	0	0			146,900
								146,900

Total Acres: .7461      Legal Acres: 0.86      NBHD Fact: 1.3000

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	51,420	146,900	146,900	0	0
<b>Building</b>	237,760	679,300	679,300	0	0
<b>Total</b>	289,180	826,200	826,200	0	0

**Manual Override Reason**  
**Base Date of Value**  
**Effective Date of Value**

**Value Flag** 1-COST APPROACH

**Current Value**

Year	Land	Building	Total Value
2020	113,000	514,500	627,500
2021	113,000	514,500	627,500
2022	113,000	514,500	627,500

**Permit Information**

Date Issued	Number	Price	Purpose	Note	Status

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
08/10/22	775,000	2-Land And Building	M-Sale Involving Multiple Parcels		TD-Trustee Deed	FRENCH PATRICIA A
06/11/08		2-Land And Building	U-Not Validated	0079/4890	ET-Temp Exempt	FRENCH PATRICIA A

**Entrance Information**

Date	ID	Entry Code	Source
03/18/14	WPW	6-Occupant Not Home	3-Other
11/08/18	MJB	3-Info At Door	1-Owner

**Property Notes**

Note Codes:

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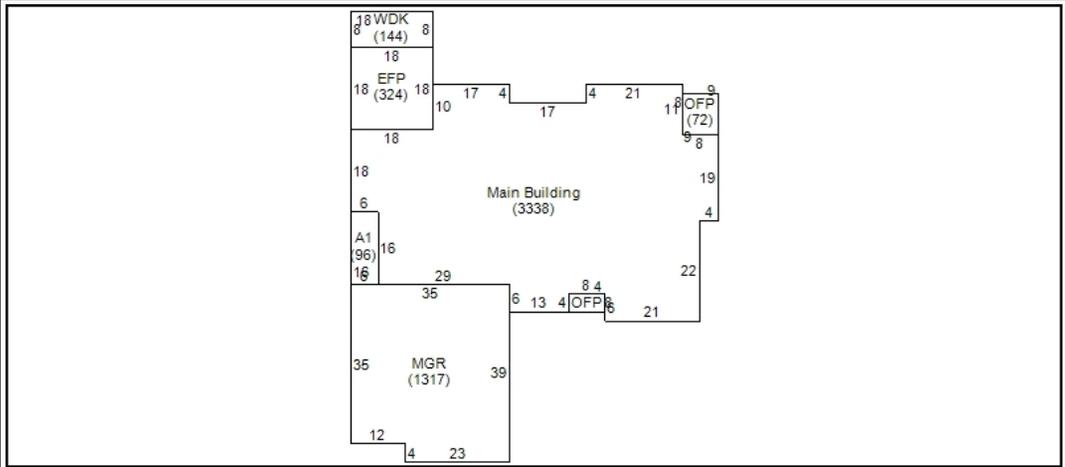
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**Dwelling Information**

<b>Valuation Method</b> D	<b>Total Rooms</b> 8
<b>Override Model</b>	<b>Dining Rooms</b> 1
<b>Story Height</b> 1	<b>Bedrooms</b> 3
<b>Construction</b> 7-Brick	<b>Family Rooms</b> 1
<b>Style</b> 14-Contemporary	<b>Full Baths</b> 3
<b>Year Built</b> 1999	<b>Half Baths</b> 1
<b>Eff Year Built</b>	<b>Addl. Fixtures</b> 0
<b>Year Remodeled</b>	<b>Total Fixtures</b> 14
<b>Kitchen Remod</b>	<b>Unfinished Area</b> 0
<b>Bath Remod</b>	<b>T2 Rec Rm Area</b>
<b>Lower Level</b> 4-Full Basement	<b>T3 Rec Rm Area</b>
<b>Heating</b> 4-Heat Pump	<b>T4 Rec Rm Area</b> 3200
<b>Heat Fuel Type</b>	<b>Fin Bsmt Liv Area</b> 0
<b>System</b>	<b>WBFP Stacks</b> 2
<b>Attic</b> 0-None	<b>WBFP Openings</b> 2
<b>Phy. Condition</b> A-Average Condition	<b>WBFP Add'l Stry</b>
<b>Int vs Ext Cond</b>	<b>Prefab Fireplace</b>
<b>Well / Septic</b> 0	<b>Prefab Add'l Stry</b>
<b>Bsmt Gar # Cars</b>	
<b>Misc 1 Desc</b>	<b>Misc 1 Qty</b>
<b>Misc 2 Desc</b>	<b>Misc 2 Qty</b>
<b>Grade</b> B+2	<b>Cost &amp; Design</b> 10
<b>CDU</b> AV-AVERAGE	<b>Functional</b>
<b>% Good Ovr</b>	<b>Economic</b> 88
<b>% Complete</b> 100	<b>NBHD Fact</b> 1.5
<b>GRM Econ Rents</b>	<b>GRM Factor</b> 1
<b>GRM Units</b>	<b>GRM Value</b> 0



**Additions**

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
0					3,338						
1		OFF			96						3,100
2		MGR			1,317						49,700
3		EFP			324						19,200
5		OFF			72						2,300
6		OFF			52						1,700
7		PAT			500						2,700
8		WDK			144						2,500
9		OFF			32						1,000

**Dwelling Computations**

<b>Base Price</b>	265,800	<b>% Good</b>	85
<b>Plumbing</b>	17,600	<b>Market Adj</b>	
<b>Basement</b>	62,820	<b>Functional</b>	
<b>Heating</b>	11,040	<b>Economic</b>	88
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	118,424	<b>C&amp;D Factor</b>	10
		<b>Adj Factor</b>	1.5
<b>Subtotal</b>	475,680	<b>Additions</b>	61,500
<b>Ground Floor Area</b>	3,338		
<b>Total Living Area</b>	3,338	<b>Dwelling Value</b>	679,280
<b>Dwelling Notes</b>			

**Outbuilding Data**

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	BD1-Boat Dock	1999		x	900		1						

**Condominium / Mobile Home Information**

<b>Complex #</b>	<b>Level</b>	<b>MH Make</b>
<b>Type</b>	<b>Elevator</b>	<b>MH Model</b>
<b>Unit No</b>	<b>Location</b>	<b>Serial#</b>
<b>Condo Style</b>	<b>View</b>	<b>MH Title#</b>
<b>Cmplx Name</b>		<b>Park Code</b>

**Misc & Gross Bulding Values**

<b>Misc Building No</b>	<b>Misc Adjusted Value</b>
<b>Gross Building:</b>	

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**Comments**

<b>Number</b>	<b>Code</b>	<b>Status</b>	<b>Comment</b>
7	OFC	HI	REVIEW OF SALE ADJUST ECONOMIC FACTOR TO REFLECT SALE AND MARKET INCREASE.
6	FLD	DC	CORR SKETCH/SF OF DWLG, ADD SF TO REC RM
1	FLD	BP	20000929 JP C#01 - 9/18/00-BP#P990635 FOR NEW DWG-50% 1/1/00-CK'01.
2	FLD	NC	20010507 JV C#01 - DWLG 100% FOR 1/1/01 REC ROOM EST.
3	OFC	HI	20010618 C#01 - 5/21/01 BOR 2000 #40 LOWERED IMP VALUE TO 160,900 NOTE:
4	OFC	HI	20010618 C#01 - THIS IS A 50% FOR 1/1/01
5	FLD	RV	20020424 DC C#01 - CORRECTED DATA FOR 1/1/02 DWG APPEARS 100% FOR 1/1/02

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