

Agenda

Wednesday, May 15, 2024, 7:00 p.m.

- 1. Call to Order**
- 2. Roll Call**
- 3. Public Comment**
- 4. Correspondences**
 - a. Southern Towers BTS, LP - Jonesville Road - New Tower Submission
- 5. Approval of Minutes - March 20, 2024**
- 6. Approval of Agenda**
- 7. Public Hearings - None scheduled**
- 8. Unfinished Business**
- 9. New Business**
 - a. Farmland and Open Space Preservation Program Applications
 - i. Wright Township - Leininger (Section 20 T8S R1W 27.7 acres m/l)
Program Type: Farmland Development Rights Agreement
 - b. Discussion on changing meeting time
- 10. Any Other Business/On-going Business**
 - a. Continued discussion on update of Master Plan
- 11. Public Comment**
- 12. Adjournment**

Next Meeting: Wednesday, July 17, 2024 @ 1:00 p.m.

Minutes - *Draft*

Wednesday, March 20, 2024

1. **Call to Order** - *Chair Carolan called the meeting to order at 1:00 p.m.*
2. **Roll Call**

Members Present: *Namrata Carolan, Chair; Jack McLain; Denise Belson; Samuel Fry; Peter Merritt*

Members Absent: *Troy Reehl, Secretary - Excused; Michael Clark; Steve Lanius*

Public Present: *Nicolas Wheeler*
3. **Public Comment** - *None*
4. **Correspondences**
 - a. *City of Jonesville 2024-2028 Recreation Plan/Appendix D of Master Plan - It was noted that the update to the City's Recreation Plan was adopted.*
 - b. *Southern Towers BTS, LP - Jonesville Road NEPA Review - It was the consensus there is no need to comment on the communication tower proposal.*
5. **Approval of Minutes** - *Motion by Belson to approve the January 17, 2024 minutes. Second by McLain. Approved unanimously.*
6. **Approval of Agenda** - *Motion by Belson to approve the March 20, 2024 agenda. Second by Merritt. Approved unanimously.*
7. **Public Hearings** - *No public hearings scheduled.*
8. **Unfinished Business**
 - a. *Election of Officers: Vice-Chair - Motion by Merritt to nominate Belson as Vice-Chair. Second by McLain. Approved unanimously.*
9. **New Business** - *None*
10. **Any Other Business/On-going Business**
 - a. **Continued discussion on update of Master Plan**

Harmony Fierke-Gmazel from Michigan State University Extension was present via Webex to discuss options for assisting the Commission in updating of the master plan. Three events (Attached) were proposed for planning and education including "Updating and Implementing a Master Plan", "The Roles and Responsibilities of a Planning Commission" and the "Citizen Planner" program. Assistance would also include the conducting of surveys and other means of engaging the public for input while updating the master plan. Fry moved to reach out to all members of the Planning Commission, including those not present to schedule the first event "Updating and Implementing a Master Plan". Second by Belson. The motion passed 4-1.

11. Public Comment - None

12. Adjournment - Motion to adjourn by McLain. Second by Fry. Approved unanimously to adjourn at 2:19 p.m.

Troy Reehl, Secretary

Recorded by: Nicolas Wheeler, Equalization Director, County of Hillsdale

DRAFT

March 20, 2024

Re: Hillsdale County Master Plan Update

Thank you for discussing options for community events related to your County Master Plan Update with me today. This chart describes the educational programs we chatted about:



**MSU EXTENSION
Land Use Team**

446 W. Circle Drive East
Lansing, MI
48824

Phone:
517-763-3591
gmazelh@msu.edu

<p>60-90 Minute In-person Program for the County Planning Commission: Updating and Implementing A Master Plan <i>(With special focus on county master plans)</i></p>	<p>Length, location and time to be determined by the PC. Cost: \$25 per county planning commissioner. Could be open to interested Township, Village and City officials too, who pay their own fee.</p>
<p>The “Roadshow.” An evening program hosted across the county, repeated in 3 different venues over the span of a month or so.</p> <p>90-Minute Learning Program: The Roles and Responsibilities of a Planning Commission</p>	<p>\$25 per person. Local officials and interested citizens are invited- and will pay their own fee. The Roadshow is free for County Planning Commissioners. The County PC is a partner and co-host of the roadshow. Content includes info on legal authority, local master planning, local zoning, ethics, public engagement tools, and county planning.</p>
<p>Citizen Planner In-person Intensive Certificate Course (6 sessions, 1 session per week)</p> <p>Open to all officials and interested citizens across the county. Hosted and taught by MSUE. I would like to host this program in Hillsdale County. I don’t believe it has ever been hosted here. No investment needs to be made by the County PC in order for Citizen Planner to be offered, but I certainly would give 1 free “host registration” to you.</p>	<p>Dates and location in Hillsdale County TBD. (Fall/Winter 2024-5). Group registration: \$250 per person, or \$225 per person in a group of 4 or more. <i>Your insurance provider at the county or any local government will reimburse the cost for 1 official to attend.</i> Visit theparplan.com , or Nickel & Saph Inc., MMRMA or your community’s provider for more info</p>

Sincerely,

Harmony Gmazel, AICP
MSU Extension Educator- Planning, Zoning, Resiliency-

Planning Commission

From: towernotifyinfo@fcc.gov
Sent: Thursday, April 25, 2024 5:16 PM
To: planning@co.hillsdale.mi.us
Subject: Section 106 New Filing Submitted- Email ID #9642395

The following new Section 106 filing has been submitted:

File Number: 0011044539
TCNS Number: 277662
Purpose: New Tower Submission Packet

Notification Date: 7AM EST 04/26/2024

Applicant: Southern Towers BTS, LP
Consultant: Great Lakes Research LLC on behalf of Trileaf Corporation
Positive Train Control Filing Subject to Expedited Treatment Under Program Comment: No
Site Name: Jonesville Road
Site Address: Jonesville Road
Detailed Description of Project: Southern Towers BTS, LP proposes to construct a 265' overall lattice tower within a 100'X100' lease area. A 30' easement will extend S toward Jonesville Rd. A 12' wide utility easement will extend W. This site is currently a forest.
Site Coordinates: 41-59-11.4 N, 84-48-28.3 W
City: Allen
County: HILLSDALE
State:MI
Lead SHPO/THPO: Michigan Historical Center

Consultant Contact Information:
Name: Great Lakes Research LLC on behalf of Trileaf Corporation
Title:
PO Box:
Address: 223 Sky Lane
City: Lake Geneva
State: WI
Zip: 53147
Phone: 630-227-0202
Fax:
Email: l.skeens@trileaf.com

NOTICE OF FRAUDULENT USE OF SYSTEM, ABUSE OF PASSWORD AND RELATED MISUSE
Use of the Section 106 system is intended to facilitate consultation under Section 106 of the National Historic Preservation Act and may contain information that is confidential, privileged or otherwise protected from disclosure under applicable laws. Any person having access to Section 106 information shall use it only for its intended purpose. Appropriate action will be taken with respect to any misuse of the system.

CAUTION: This email originated from outside of the County of Hillsdale systems. Do not click links or open attachments unless you recognize the sender and know the content is safe.



MARNEY M. KAST
County Clerk
mkast@co.hillsdale.mi.us

Court House, Room #1
29 N. Howell Street
Hillsdale, Michigan 49242

ABE DANE
Chief Deputy Clerk
a.dane@co.hillsdale.mi.us

Phone: (517) 437-3391
Fax: (517) 437-3392

May 4, 2024

Hillsdale County Planning Commission
C/O Hillsdale County Equalization Dept.
33 McCollum Street
Hillsdale, MI 49242

RE: PA 116 enrollment application for Brent A Leininger Living Trust in Wright Twp

Mr. Nick Wheeler

The Hillsdale County Clerk is in receipt of an application for enrollment in PA 116 from:

WRIGHT TOWNSHIP

SEC 20 T8S R1W
Parcel #: 30 17 020 400 007 20 8 1

Brent A. Leininger Living Trust
Brent A. Leininger, Trustee
11856 Tuttle Rd
Waldron, MI 49288

Please find enclosed a copy of the application for enrollment.

For me to complete the application, I need a separate letter from the Hillsdale County Planning Commission indicating approval for inclusion of the property within the provisions of PA 116.

Please reply at the earliest possible time. If you have any questions or concerns, please contact me.

Sincerely,

Abe Dane
Chief Deputy Clerk



Farmland Development Rights New Agreement Application Checklist

April 2024

To ensure your application is reviewed in a timely manner, all items listed below must be included with the new application packet, prior to submitting to your local governing body for review. Applications must be approved by the local governing body on or before November 1 to be effective for the current tax year. Incomplete applications will be returned to the local governing body and landowner.

- All sections of application complete. Page 3, "Reserved for Local Government Use" must be completed by the local governing body.**
- Copy of recorded deed(s) or land contract(s), including signature page(s). Copies must contain all pages of the documents and sufficiently document the chain of title from the previous owner.**
 - If providing more than one deed/land contract, current ownership must be in the same name to be combined under one agreement. If ownership is different, separate applications must be completed or obtain a Quit Claim Deed in same ownership.
 - If a current owner named on the deed/land contract is deceased, a copy of the death certificate must be provided.
 - All vendors/sellers listed on a land contract must sign and date bottom of Page 1, acknowledging enrollment.
- Copy of most recent property tax assessment notice or tax bill with complete legal description of property and State Equalized Value (SEV), along with a statement by the applicant certifying the name of the owner of record, the legal description of the property and all liens, covenants, and other encumbrances affecting the title to the land.**
- Map of the farm with structures and natural features. See instructions on Page 4 of application.**
- Copy of current appraisal record. If a current appraisal record is not available, the most recent tax bill must include the SEV. The local assessor must provide property appraisal value on Page 3, in section "Reserved for Local Government Use".**
- Submit complete application and checklist to the clerk of the local governing body. *(See below.) Maintain a copy of your application until you have received a new agreement.**

The clerk will issue a receipt indicating the date the application was received and send copies of the application to the reviewing agencies.

The clerk will present the application to the local governing body at their next scheduled meeting. The local governing body has 45 days from the date the application is presented to approve or reject the application.

- If the application is approved, the applicant is notified by the local governing body. The local governing body will forward the entire application packet to the Michigan Department of Agriculture and Rural Development (MDARD), Farmland and Open Space Preservation Office.
- If the application is rejected by the local governing body, the applicant is notified within 10 days, stating the reason for rejection. The original application and all supporting documentation are returned to the applicant. The applicant has 30 days to appeal to MDARD.

MDARD has 60 days from date of receipt to approve or reject the application.

The applicant will be notified within 15 days of the date of approval or rejection by MDARD.

***Local governing body means 1 of the following:**

- i. *Farmland located in a city or village, the legislative body of the city or village.*
- ii. *Farmland not located in a city or village, but in a township having a zoning ordinance in effect as provided by law, the township board of the township.*
- iii. *Farmland not described in i or ii above, the county board of commissioners.*

New applications, eligibility requirements, and instructions for completing a new application can be found online at www.Michigan.gov/Farmland.

The local governing body can send completed applications to:

Email: MDARD-PA116@Michigan.gov

Fax: 517-335-3131

Mail: MDARD – Farmland, P.O. Box 30449, Lansing, MI 48909



FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Development Rights Agreement

Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as PA 116. Please print or type. Attach additional sheets as needed. Refer to the Eligibility and Instructions document before filling out this form.

OFFICIAL USE ONLY
Local Governing Body:
Date Received
Application No:
State:
Date Received
Application No:
Approved: Rejected

ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY ON OR BEFORE NOVEMBER 1 TO BE EFFECTIVE FOR THE CURRENT TAX YEAR

I. Personal Information:

1. Name(s) of Applicant: LEININGER BRENT A
Last First Initial

(If more than two see #15)

2. Mailing Address: 11856 TUTTLE RD WALDRON MI 49288
Street City State Zip Code

3. Phone Number: (Area Code) (517) 286-6328

4. Alternative Telephone Number (cell, work, etc.): (Area Code) (517) 320-2410

5. E-mail address: BLEININ@OUTLOOK.COM

II. Property Location (Can be taken from the Deed/Land Contract)

6. County: HILLSDALE 7. Township, City or Village: WRIGHT TWP

8. Section No. 20 Town No. 8S Range No. 01W

Parcel # (Tax ID): 30-17-020-400-007-20-8-1

III. Legal Information:

9. Attach a clear copy of the deed, land contract or memorandum of land contract. (See #14)
10. Attach a clear copy of the most recent tax assessment or tax bill with complete tax description of property.
11. Is there a tax lien against the land described above? Yes No
If "Yes", please explain circumstances:

12. Does the applicant own the mineral rights? Yes No
If owned by the applicant, are the mineral rights leased? Yes No
Indicate who owns or is leasing rights if other than the applicant:
Name the types of mineral(s) involved:

13. Is land cited in the application subject to a lease agreement (other than for mineral rights) permitting a use for something other than agricultural purposes: Yes No
If "Yes", indicate to whom, for what purpose and the number of acres involved:

14. Is land being purchased under land contract Yes No: If "Yes", indicate vendor (sellers):
Name:
Address: Street City State Zip Code

14a. Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, states that the vendor (sellers) must agree to allow the land cited in the application to be enrolled in the program. Please have the land contract sellers sign below. (All sellers must sign).

Land Contract Vendor(s): I, the undersigned, understand and agree to permit the land cited in this application into the Farmland and Open Space Preservation Program.

Date Signature of Land Contract Vendor(s) (Seller)

15. If the applicant is one of the following, please check the appropriate box and complete the following information (if the applicant is not one of the following – please leave blank):

- 2 or more persons having a joint or common interest in the land
- Corporation
- Estate
- Limited Liability Company
- Trust
- Partnership
- Association

If applicable list the following: Individual Names if more than 2 Persons; or President, Vice President, Secretary, Treasurer; or Trustee(s); or Members; or Partners; or Estate Representative(s):

Name: BRENT A LEININGER LIVING TRUST DTD 12/26/2002 Title: OWNER

Name: BRENT A LEININGER Title: TRUSTEE

Name: _____ Title: _____

Name: _____ Title: _____

(Additional names may be attached on a separate sheet.)

2024 MAY -2 PM 3:18
 MARNIE M. RAST
 COUNTY CLERK

IV. Land Eligibility Qualifications: Check one and fill out correct section(s)
This application is for:

- _____ a. 40 acres or more —————▶ complete only Section 16 (a thru g);
- b. 5 acres or more but less than 40 acres —————▶ complete only Sections 16 and 17; or
- _____ c. a specialty farm —————▶ complete only Sections 16 and 18.

16. a. Type of agricultural enterprise (e.g. livestock, cash crops, fruit, etc):

- GROUND CROPS
- b. Total number of acres on this farm: 27.7
- c. Total number of acres being applied for (if different than above): _____
- d. Acreage in cultivation: 24.35
- e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 1.6
- f. All other acres (swamp, woods, etc.) 1.75
- g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings Residence: 1 Barn: 2 Tool Shed: 0
 Silo: 0 Grain Storage Facility: 0 Grain Drying Facility: 0

Poultry House: 1 Milking Parlor: 0 Milk House: 0
 Other: (Indicate) _____

17. To qualify as agricultural land of 5 acres or more but less than 40 acres, the land must produce a minimum average gross annual income of \$200.00 per acre from the sale of agricultural products.

Please provide the average gross annual income per acre of cleared and tillable land during 2 of the last 3 years immediately preceding this application **from the sale of agricultural products (not from rental income):**

\$ 25902.73 / 24.35 = \$ 1063.77 (per acre)
 total income total acres of tillable land

18. To qualify as a specialty farm, the land must be designated by MDARD, be 15 acres or more in size, and produce a gross annual income from an agricultural use of \$2,000.00 or more. If a specialty farm, indicate average gross annual income during 2 of the last 3 years immediately preceding application from the sale of agricultural products: \$ _____

Please note: specialty farm designation may require an on-the-farm site visit by an MDARD staff person.

19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years); 90

V. Signature(s):

20. The undersigned certifies that this application identifies the owner of record, legal description of property, and all liens, covenants, and other encumbrances affecting the title to the land.

Brent A Leininger
BRENT A LEININGER
(Signature of Applicant)

BRENT A LEININGER LIVING TRUST DTD 12/26/2002
(Corporate Name, If Applicable)

[Redacted]
(Co-owner, If Applicable)

Brent A Leininger
BRENT A LEININGER
(Signature of Corporate Officer)

05/01/2024
(Date)

TRUSTEE
(Title)

ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR.

RESERVED FOR LOCAL GOVERNMENT USE: CLERK PLEASE COMPLETE SECTIONS I & II

I. Date Application Received: _____ (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: _____
 County Township City Village

This application is approved, rejected Date of approval or rejection: _____

(If rejected, please attach statement from Local Governing Body indicating reason(s) for rejection.)

Clerk's Signature: _____

Property Appraisal: \$ _____ is the current fair market value of the real property in this application.

Parcel Number (Tax ID): _____

II. Please verify the following:

- _____ Upon filing an application, clerk issues receipt to the landowner indicating date received.
- _____ Clerk notifies reviewing agencies by forwarding a copy of the application and attachments

_____ If rejected, applicant is notified in writing within 10 days stating reason for rejection and the original application, attachments, etc. are returned to the applicant. Applicant then has 30 days to appeal to State Agency.

_____ If approved, applicant is notified and the original application, all supportive materials/attachments, and letters of review/comment from reviewing agencies (if provided) are sent to:

MDARD-Farmland and Open Space Preservation Program, P.O. Box 30449, Lansing, MI 48909

***Please do not send multiple copies of applications and/or send additional attachments in separate mailings without first contacting the Farmland Preservation office.**

<p>Please verify the following regarding Reviewing Agencies (Sending a copy to reviewing agencies is required):</p> <p>COPY SENT TO:</p> <p>_____ County or Regional Planning Commission</p> <p>_____ Conservation District</p> <p>_____ Township (if county has zoning authority)</p>	<p>Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:</p> <p>___ Copy of Deed or Land Contract (most recent showing <u>current ownership</u>)</p> <p>___ Copy of most recent Tax Bill (must include <u>tax description</u> of property)</p> <p>___ Map of Farm</p> <p>___ Copy of most recent appraisal record</p> <p>___ Copy of letters from review agencies (if available)</p> <p>___ Any other applicable documents</p>
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Questions? Please call Farmland Preservation at 517-284-5663

Map of Farm with Structures and Natural Features:

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft² (1 mile²) Section)
- B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
- D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

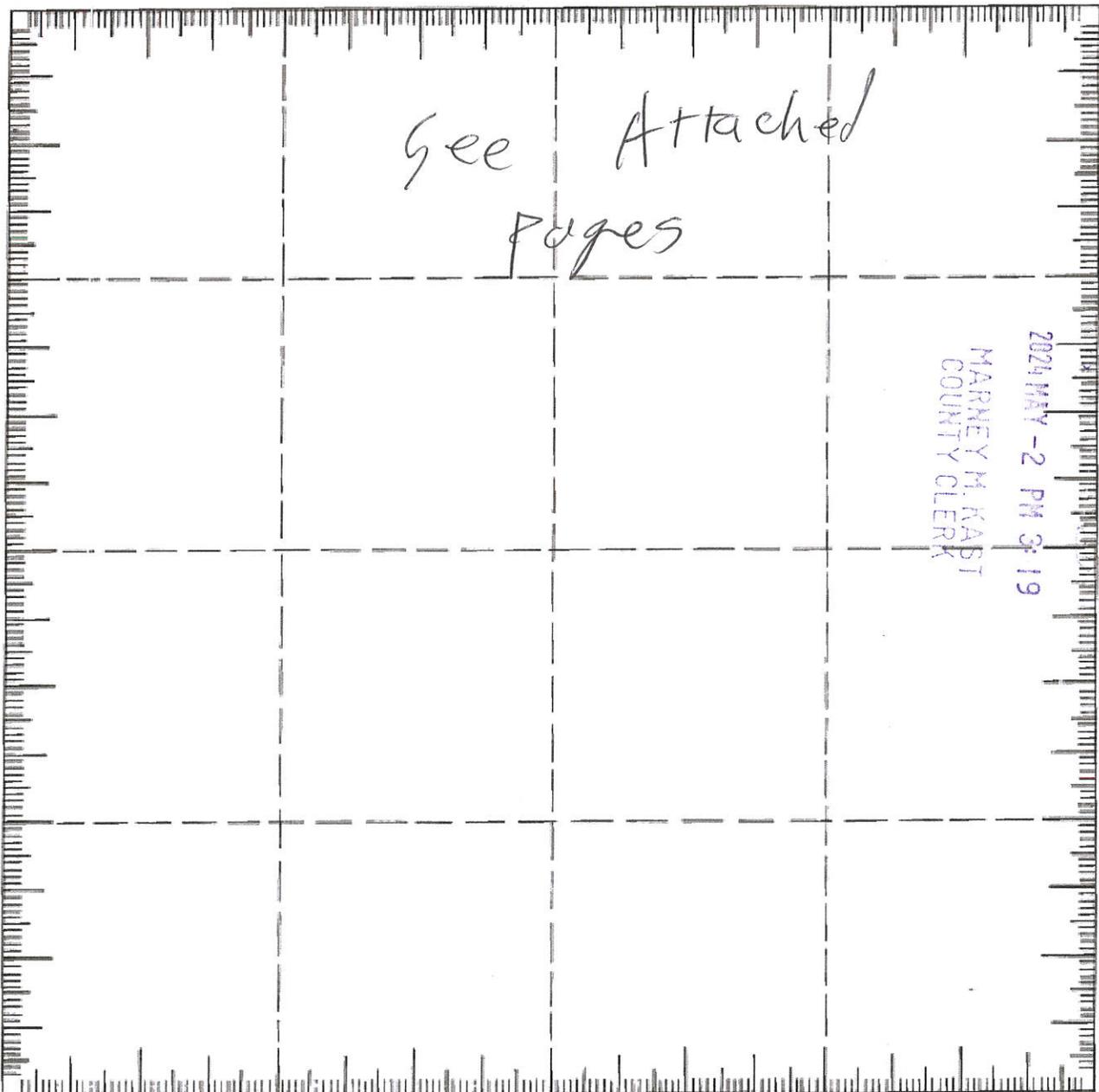
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included, your application cannot be processed.

County HILLSDALE

Township WRIGHT

T 08S R 01W Section 20

↑ North



62-9900



STATE OF MICHIGAN - HILLSDALE COUNTY
RECORDED
05/21/2004 4:19:28 PM
BAMBI SOMEROTT - REGISTER OF DEEDS

RECEIPT# 3951. STATION 1
\$14.00 DEED



HILLSDALE COUNTY
MAY 21, 2004
RECEIPT #3951

STATE OF MICHIGAN \$ 99.00-CO
REAL ESTATE \$ 675.00-ST
TRANSFER TAX STAMP # 3604

WARRANTY DEED Statutory Form - Individuals

KNOW ALL MEN BY THESE PRESENTS: That, Noah Hershberger and Katie M. Hershberger, Husband and wife

whose address is: 14202 Charleston Pike - Kingston, OH 45644

✓ 1400 CONVEY(S) and WARRANT(S) TO: Brent A. Leininger Living Trust dated 12/26/2002

whose address is: 14391 Pittsford Road - Waldron, MI 49242

the following described premises situated in the Township of Wright, County of Hillsdale and State of Michigan, to-wit:

Part of the Southeast 1/4 of Section 20, Town 8 South, Range 1 West, described as: Commencing at the Southeast corner of said Section 20; thence North 89 Degrees 07' 56" West along the South line of said Section 20, 743.03 feet; thence North 04 Degrees 53' 47" East 842.78 feet; thence North 06 Degrees 07' 19" East 534.25 feet; thence North 20 Degrees 29' 22" East 557.91 feet; thence South 88 Degrees 55' 03" East 418.82 feet to the East line of said Section 20; thence South 00' 00" West along said East line 1896.87 feet to the Point of Beginning. EXCEPTING THEREFROM, 100 feet either side of the center of the St. Joe River running through the East 1/4 of the Southeast 1/4 of said Section 20, plus the North 700 feet of the East 1/2 of the Southeast 1/4 East of the St. Joe River. *20400-007*

This property may be located within the vicinity of farmland or farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan right to farm act.

The grantor grants to the grantee the right to make 4 division(s) under section 108 of the land division act, Act No. 288 of the Public Acts of 1967, as amended.

for the full consideration of: Ninety thousand and 00/100 dollars (\$90,000.00)

subject to: Easements, Restrictions and Reservations of Record.

Dated this 21st day of May, 2004.

Signed and Sealed:

Signed and Sealed:

Noah Hershberger
Noah Hershberger

Katie M. Hershberger
Katie M. Hershberger

STATE OF MICHIGAN }
County of Hillsdale }

The foregoing instrument was acknowledged before me this 21st day of May, 2004 by Noah Hershberger and Katie M. Hershberger

Prepared by:
Noah Hershberger
14202 Charleston Pike
Kingston, OH 45644

LOIS K. CALLIGAN
Notary Public, Hillsdale Co., MI
My Comm. Expires Nov. 29, 2004

Lois K. Calligan
Notary Public,
Hillsdale County, Michigan
My Commission Expires:
Acting in Hillsdale County

Assisted Without Opinion by: Public Title Agency - 25 Budlong Street, Hillsdale, Michigan 49242. Execution of this instrument shall act as approval of the language herein, and evidence the appointment of Public Title Agency as agent to assist in the preparation of same, by the above said grantor(s) and/or grantee(s).

Tax ID No.: 30-17-020-400-007 Transfer Tax:

State of Mich. Co. of Hillsdale S.S. No. 629 I hereby certify that there are no tax liens, tax titles or unpaid taxes against said lands for five years preceding the date of said deed. This does not apply to taxes in process of collection by Twp., City or Village Officers.
Dated May 21, 2004
Edna Lockwood Co. Treas.

HARNEY M. KASI
COUNTY CLERK

2024 MAY -2 PM 3:19

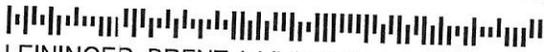
[Handwritten Signature]

THIS IS NOT A TAX BILL

Notice of Assessment, Taxable Valuation, and Property Classification

This form is issued under the authority of P.A. 206 of 1893, Sec. 211.24 (c) and Sec.211.34c, as amended. This is a model assessment notice to be used by the local assessor.

FROM: WRIGHT TOWNSHIP QUALITY ASSESSING SERVICES PO BOX 548 SPRING ARBOR, MI 49283	PARCEL IDENTIFICATION PARCEL NUMBER: 30 17 020 400 007 20 8 1 PROPERTY ADDRESS: 11856 TUTTLE RD WALDRON, MI 49288
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OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL:  LEININGER, BRENT A LIVING TR LEININGER, BRENT A TRUSTEE 11856 TUTTLE RD WALDRON MI 49288-9644 Tray:2 Bundle:2 Seq:586	PRINCIPAL RESIDENCE EXEMPTION % Exempt As "Homeowners Principal Residence": 100.00% % Exempt As "Qualified Agricultural Property": .00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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LEGAL DESCRIPTION:
 COM SE CCR SEC TH N 89°07'56"W ALG S SEC LN 743.03 FT TH N 4°53'47"E 842.78 FT TH N 6°7'19"E 534.25 FT TH N 20°29'22"E 557.91 TH N 88°55'03"E 418.82 TO E SEC LN TH S 0°W ALG SD E LN 1896.67 FT TO POB EXC 100 FT EITHER SIDE CEN ST JOE RIVER RNG THROUGH E1/4 SE1/4 SEC PLUS N 700 FT E1/2 SE1/4 LY E OF SD RIVER SEC 20 T8S R1W 27.7 A/M/L SPLIT ON 02/12/2002 FROM 17 020 400 002 & 004 INTO 20-400-006 & 007 20 81;

ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 101 (AGRICULTURAL-IMPROVED)

PRIOR YEAR'S CLASSIFICATION: 101 (AGRICULTURAL-IMPROVED)

The change in taxable value will increase/decrease your tax bill for the 2024 year by approximately: \$106	PRIOR AMOUNT YEAR: 2023	CURRENT TENTATIVE AMOUNT YEAR: 2024	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE:	71,542	75,119	3,577
2. ASSESSED VALUE:	174,500	211,100	36,600
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (SEV):	174,500	211,100	36,600
5. There WAS or WAS NOT a transfer of ownership on this property in 2023	WAS NOT		

6. Assessor Change Reason:
 Market Adjustment

The 2024 Inflation rate Multiplier is: 1.05

Questions regarding the Notice of Assessment, Taxable Valuation, and Property Classification may be directed to the Following:

Name: JASON YOAKAM	Phone: (517) 539-5172	Email Address: JASON@QUALITYASSESSING.COM
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March Board of Review Appeal Information. The board of review will meet at the following dates and times:
 THE BOARD OF REVIEW WILL MEET AT THE *** WRIGHT-WALDRON MUNICIPAL BUILDING 112 E CENTER ST
 WALDRON, MI 49288

*** ON WEDNESDAY, MARCH 13TH, 9:00 AM TO 3:00 PM & ON FRIDAY, MARCH 15TH, 3:00 PM TO 9:00 PM. ANYONE UNABLE TO COME TO THE BOARD OF REVIEW MEETINGS IN PERSON MAY SEND WRITTEN PROTEST TO: QUALITY ASSESSING SERVICES PO BOX 548 SPRING ARBOR, MI 49283. LETTER APPEALS MUST BE RECEIVED PRIOR TO MARCH 5TH, 2024.



General Property Information

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map and report is a compilation of records, information and data provided by various township, city, village, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The user of this map and report acknowledges that the Township/City/County shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the Township/City/County from any and all claims brought by the User, its employees or agents, or third parties which arise out of the User's access or use of the data provided.

Report and Property Data compiled as of April 12, 2024

Parcel ID: 30 17 020 400 007 20 8 1
 Property Address: 11856 TUTTLE RD
 City/Township: WRIGHT TOWNSHIP
 Village (If Applicable):
 Property Class Code: 101
 Property Class Desc: AGRICULTURAL-IMPROVED
 School District Code: 30080
 School District Name: WALDRON AREA SCHOOLS

PRE/Qual Ag %:	Assessed Acres:	Land Value:	Land Imp Value:	Building Value:	True Cash Value:	Last Recorded Deed/Document Liber/Page: 1152/786 Document Date: 5/21/2004	State Equalized Value (S.E.V.)	Taxable Value
100%	27.70	106,540	0	315,700	422,240		2024: 211,100 2023: 174,500 2022: 151,400 2021: 147,500	75,119 71,542 68,136 65,960

Tax Description

COM SE COR SEC TH N 89°07'56"W ALG S SEC LN 743.07 FT TH N 4°53'47"E 842.78 FT TH N 6°07'19"E 534.25 FT TH N 20°29'22"E 557.91 FT TH N 88°55'03"E 418.82 TO E SEC LN TH S 0°W ALG SD E LN 1896.67 FT TO POB EXC 100 FT EITHER SIDE CEN ST JOE RIVER RNG THROUGH E 1/4 SE 1/4 SEC PLUS N 700 FT E 1/2 SE 1/4 LY E OF SD RIVER SEC 20 T8S R1W 27.7 A M/L SPLIT ON 02/12/2002 FROM 17 020 400 002 20 8 1 & 17 020 400 004 20 8 1 INTO 17 020 400 006 20 8 1 & 17 020 400 007 20 8 1;

	Summer Taxes 2023 **	Winter Taxes 2023 **	Village Taxes 2023 **
Base Tax:	\$777.08	\$1,341.62	\$0.00
Special Asmt:	\$0.00	\$7.85	\$0.00
Admin Fee:	\$7.77	\$13.41	\$0.00
Total Tax:	\$784.85	\$1,362.88	\$0.00
Amount Paid:	\$784.85	\$1,362.88	\$0.00
Interest:	\$0.00	\$0.00	\$0.00
Last Date Paid:	9/6/2023	12/29/2023	
Balance Due:	\$0.00	\$0.00	\$0.00

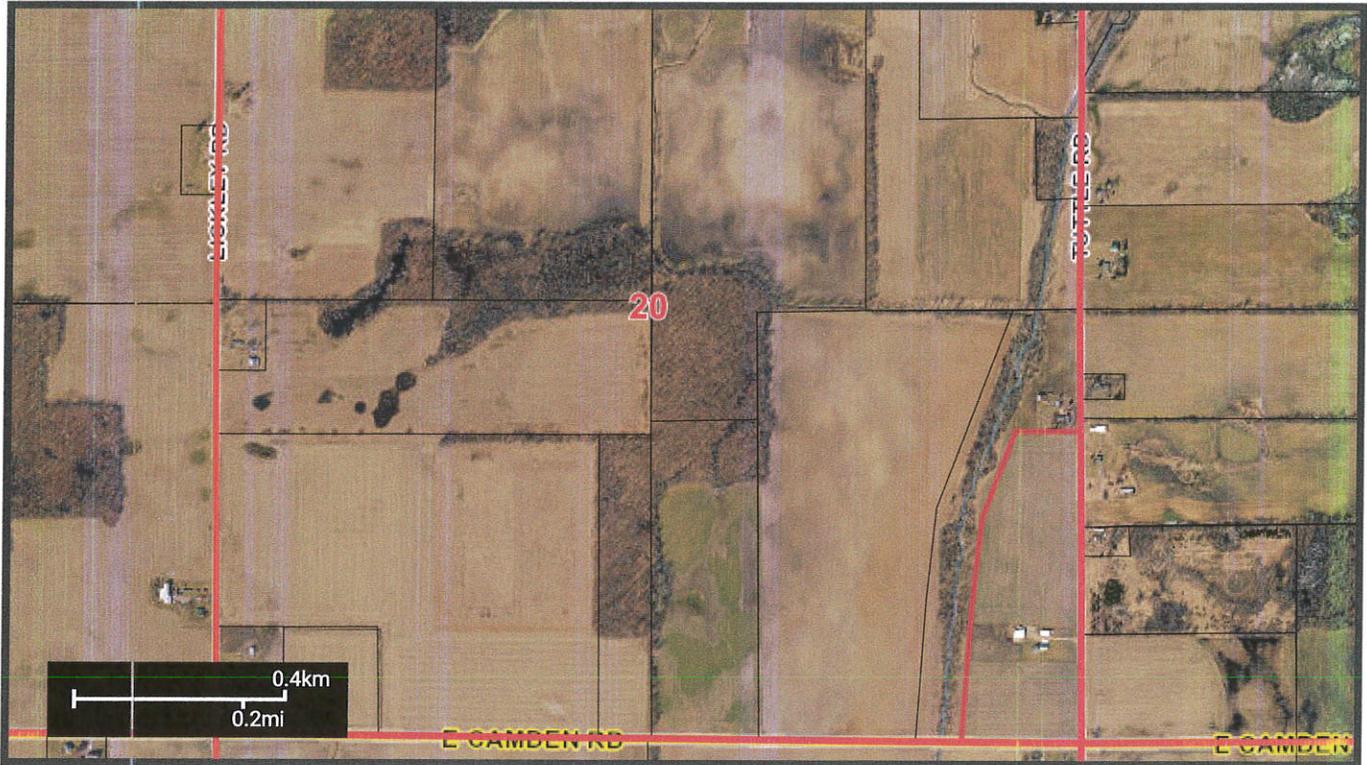
* Total Delinquent Tax: \$0.00
 * PRE Denial Amount Due: \$0.00
 * The amount of Delinquent Tax/PRE Denials above is as of: April 12, 2024. For payoff amounts or a breakdown of delinquent taxes contact the County Treasurer's office at (517) 437-4700
 ** 2023 Tax information as of March 1, 2024. Unpaid taxes as of that date are included in the delinquent amount above if still unpaid as of April 12, 2024.



Hillsdale County GIS

Parcel Report: 17 020 400 007 20 8 1

5/1/2024
2:48:13 PM



Property Address

11856 TUTTLE RD
WALDRON, MI, 49288

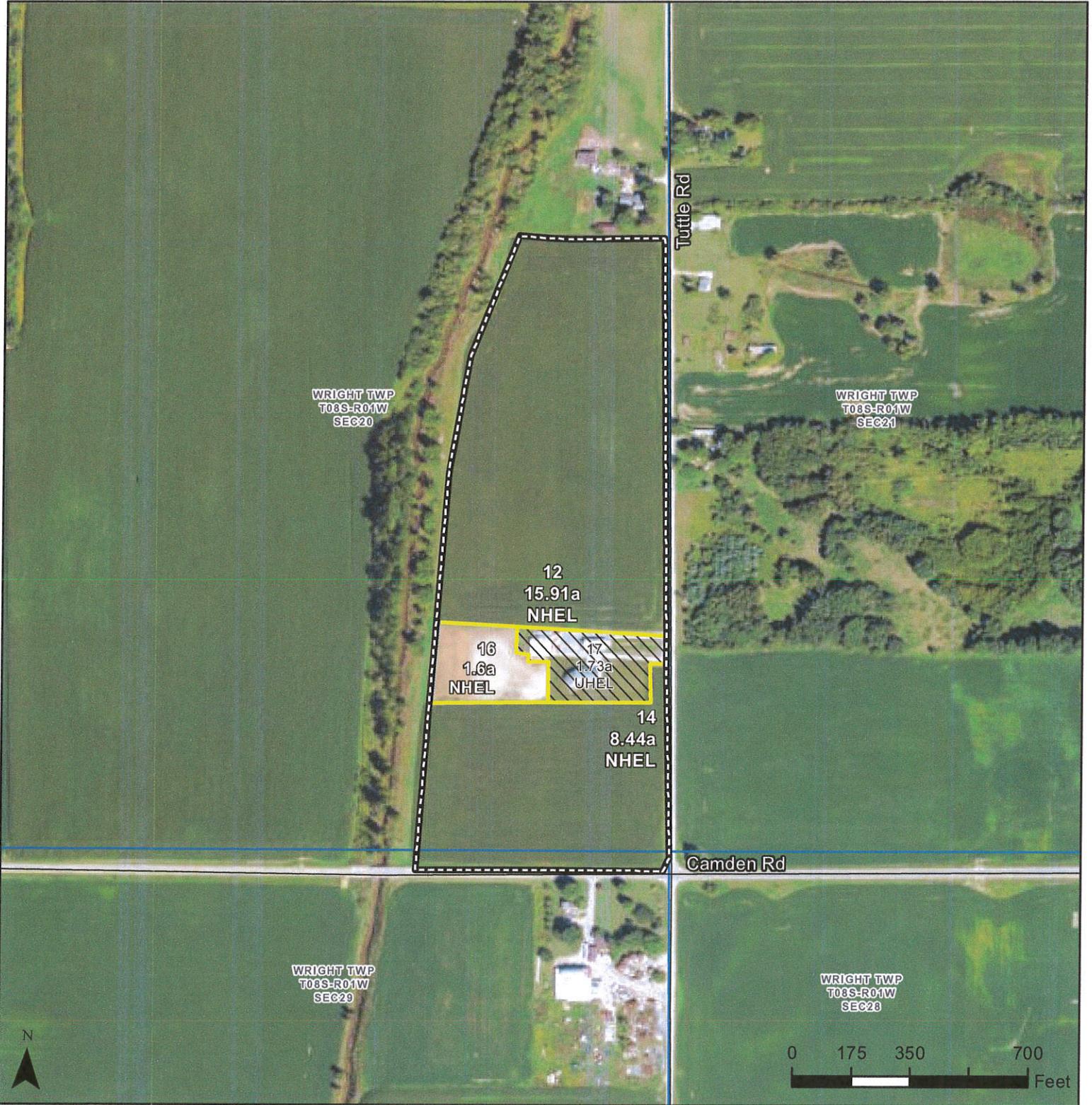
Owner Address

LEININGER, BRENT A LIVING TRUST
LEININGER, BRENT A TRUSTEE
11856 TUTTLE RD
WALDRON, MI 49288

Unit: 17
Unit Name: WRIGHT TOWNSHIP

General Information for 2024 Tax Year

Parcel Number: 17 020 400 007 20 8 1



- Common Land Unit**
- Common Land Unit*
 - Non-Cropland
 - Tract Boundary
 - Section Lines
- Cropland** vs **Noncropland**

- Wetland Determination Identifiers**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation Compliance Provisions
 - ⊕ Areas of Concern as of 4/25/24

This box is applicable ONLY for certification maps. Options only valid if checked.

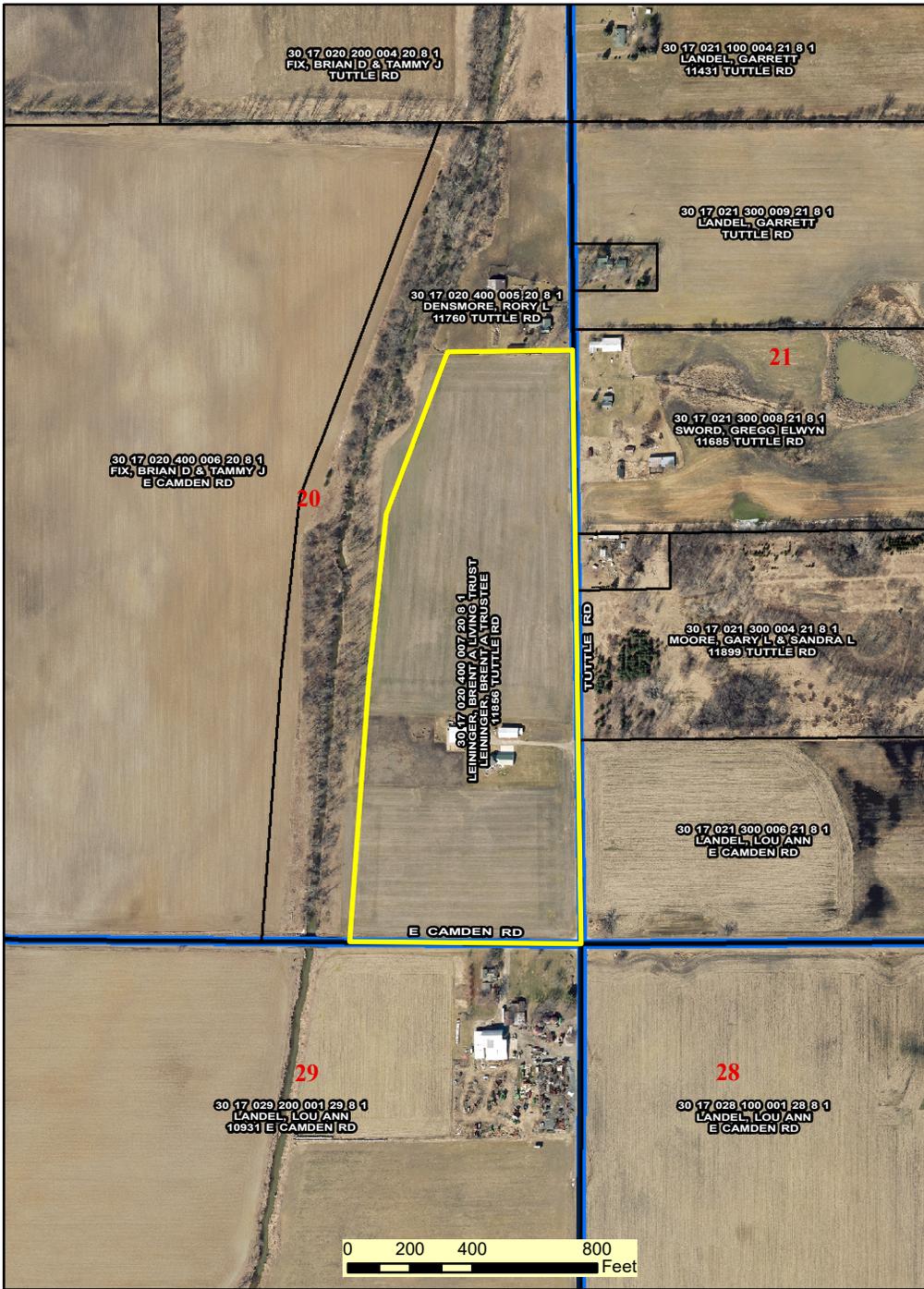
Shares - 100% OP

<input type="checkbox"/> Certified Organic	<input type="checkbox"/> All Crops - Non-Irrigated
<input type="checkbox"/> CORN - YEL/GR	<input type="checkbox"/> WHEAT - GR (SRW or SWW)
<input type="checkbox"/> SOYS - COM/GR	<input type="checkbox"/> ALFALFA - FG or GZ
<input type="checkbox"/> DRY BEANS - DE	<input type="checkbox"/> MIXFG - FG or GZ

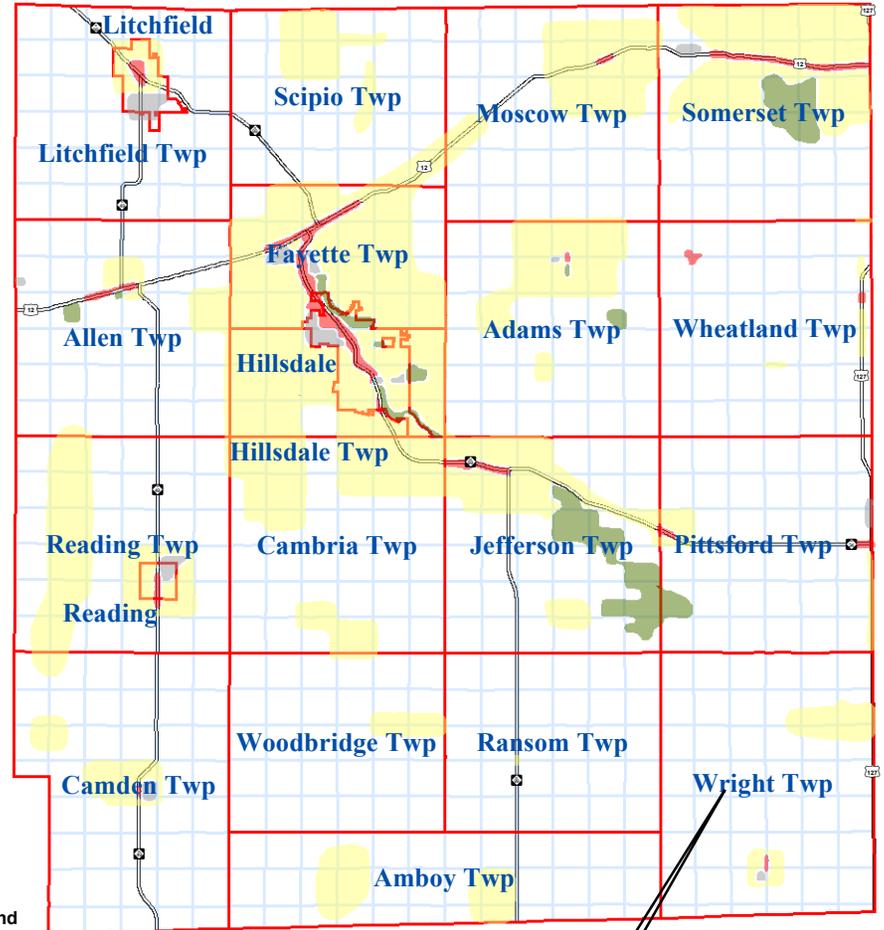
2024 Program Year
 CLU Date: April 25, 2024
 2022 NAIP Imagery

Farm 8476
Tract 51186

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Hillsdale County Master Plan



Legend

- County Master Plan**
- Agricultural/Open Space
 - Commercial
 - Industrial
 - Residential
 - Public/Quasi-Public
 - Minor Civil Divisions
 - Section Line
 - Highway



Tuttle Rd North of Camden Rd



Farmland & Open Space Preservation Program Application
Program Type: Farmland Development Rights Agreement
Brent A Leininger Living Trust
Section 20 T8S R1W 27.7 acres m/l

Created by: Hillsdale County GIS
 Printed: May 2024
 Aerial Imagery: March 2020
 This map is not a survey!

