

DWIGHT BOYER RD

WATERVLIET, MI 49098
Parcel #21-0012-0003-04-3
Property Owner: RONORA LODGE & RETREAT CENTER LLC



Last updated May 19, 2025

Owner and Taxpayer Information

Owner	RONORA LODGE AND RETREAT CENTER P. O. BOX 111 WATERVLIET, MI 49098
Taxpayer	SEE OWNER INFORMATION

General Information for Tax Year 2025

Property Class	401 RESIDENTIAL-IMPROVED
School District	WATERVLIET SCHOOL DISTRICT
MAP #	No Data to Display
USER NUM IDX	0
USER ALPHA 1	Not Available
USER ALPHA 3	Not Available
Historical District	Not Available
USER ALPHA 2	Not Available

Unit	21 Watervliet Township
Assessed Value	\$578,100
Taxable Value	\$388,184
State Equalized Value	\$578,100
Date of Last Name Change	01/26/2017
Notes	Not Available
Census Block Group	Not Available
Exemption	No Data to Display

Principal Residence Exemption Information

Effective Date	No Data to Display
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Principal Residence Exemption	June 1st	Final
2025	0.0000%	-
2024	0.0000%	0.0000%

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2024	\$573,000	\$573,000	\$376,513
2023	\$546,500	\$546,500	\$358,584
2022	\$406,200	\$406,200	\$281,135

Land Information

Zoning Code	RE
Land Value	\$252,500
Renaissance Zone	No
ECF Neighborhood	OUTLYING AREA
Lot Dimensions/Comments	No Data to Display

Total Acres	101.000
Land Improvements	\$1,378
Renaissance Zone Expiration Date	No Data to Display
Mortgage Code	No Data to Display
Neighborhood Enterprise Zone	No

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

Legal Description

COM AT S1/4 PST SEC 12 T3S R17W TH N89DEG08'30"W 1541.7'TH N9DEG24' 30"W 241.92' TH N45DEG E 338.18'TH N9DEG24'30"W 510' TH S88DEG35' 30"W 268.93' TH N1DEG50'52"E 233.06' TH N89DEG58'46"W 234' TO MEAN PST TH N54DEG53'39"E ON MEAN LN 310.46' TO MEAN PST INCD ALL LANDS BETW SD MEAN LN & SHERWOOD DRAIN TH

N0DEG7'29"W 323.8' TH N89DEG3'12"W 1004.39' TH N0DEG1' 14"E 99.87' TH N89DEG3'12"W 200' TO C/L RD TH N3DEG55'35"E ON C/L 100.32' TH S89DEG3'12"E 2861.45' TH S0DEG7'29"E 562.94' TH S88DEG 15'06"E 155.07' TH S0DEG07'29"E 1339.67' TH N89DEG14'02"W 155' TO POB ALSO TH ELY 657.5' OF FOLLOWING COM AT N1/4 PST SEC 13 T3S R17W TH N89DEG08'30"W 2563.2' TH ON A 2939.93' RAD CUR RT A CHD DIST OF S2DEG09'W 995.19' TH S0DEG07'23"W 179.67' TH S29DEG41'01"E 168.97' TH S89DEG10'50"E 2508.2' TH N0DEG 23'30"E 1318.4' TO POB

Land Division Act Information

Date of Last Split/Combine	No Data to Display
Date Form Filed	No Data to Display
Date Created	No Data to Display
Acreage of Parent	0.00
Split Number	0
Parent Parcel	No Data to Display

Number of Splits Left	0
Unallocated Div.s of Parent	0
Unallocated Div.s Transferred	0
Rights Were Transferred	Not Available
Courtesy Split	Not Available

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
10/21/2011	\$0.00	OTH	CAMP RONORA LLC	RONORA LODGE AND RETREAT CENTER	21-NOT USED/OTHER	
10/18/2011	\$0.00	WD	WANG SANDRA	RONORA LODGE AND RETREAT CENTER	21-NOT USED/OTHER	
10/04/1995	\$0.00	QC			21-NOT USED/OTHER	

Building Summary

Total Sq. Ft.	26,320 sq ft
Number of Buildings	11

Building Information - 4504 sq ft Clubhouses (Commercial)

Floor Area	4,504 sq ft
Occupancy	Clubhouses

Estimated TCV	\$120,656
Class	C
Stories Above Ground	0
Basement Wall Height	Not Available
Year Built	No Data to Display
Percent Complete	100%
Physical Percent Good	41%
Economic Percent Good	100%

Average Story Height	10 ft
Identical Units	Not Available
Year Remodeled	No Data to Display
Heat	Forced Air Furnace
Functional Percent Good	70%
Effective Age	35 yrs

Building Information - 2772 sq ft Lodges - Inns and Cottages Guest Cottages (Commercial)

Floor Area	2,772 sq ft
Occupancy	Lodges - Inns and Cottages Guest Cottages

Estimated TCV	\$355,991
Class	C
Stories Above Ground	1
Basement Wall Height	Not Available
Year Built	No Data to Display
Percent Complete	100%
Physical Percent Good	93%
Economic Percent Good	100%

Average Story Height	12 ft
Identical Units	Not Available
Year Remodeled	No Data to Display
Heat	Forced Air Furnace
Functional Percent Good	100%
Effective Age	3 yrs

Building Information - 936 sq ft B (Residential)

General

Floor Area	936 sq ft
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Garage Area	0 sq ft
Foundation Size	936 sq ft
Estimated TCV	\$55,766
Basement Area	0 sq ft
Year Built	1961
Occupancy	Single Family
Effective Age	48 yrs
Percent Complete	100%
AC w/Separate Ducts	No

Year Remodeled	No Data to Display
Class	D
Tri-Level	No
Heat	No Heating/Cooling
Wood Stove Add-on	No
Basement Rooms	0
1st Floor Rooms	0
2nd Floor Rooms	0
Bedrooms	0

Water	Water Well
Sewer	Septic
Style	B

Area Detail - Basic Building Area

Height	Foundation	Exterior	Area Heated
1 Story	Slab	Siding	936 sq ft 1 Story

Basement Finish

Recreation	0 sq ft
Living Area	0 sq ft
Walk Out Doors	0

Recreation % Good	0%
Living Area % Good	0%
No Concrete Floor Area	0 sq ft

Plumbing Information

3 Fixture Bath	1
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2 Fixture Bath	1
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Fireplace Information

Interior 1 Story	1
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Building Information - 2832 sq ft B (Residential)

General

Floor Area	2,832 sq ft
Garage Area	0 sq ft
Foundation Size	2,832 sq ft

Estimated TCV	\$137,448
Basement Area	0 sq ft
Year Built	1930
Occupancy	Single Family
Effective Age	49 yrs
Percent Complete	100%
AC w/Separate Ducts	No

Year Remodeled	1950
Class	D
Tri-Level	No
Heat	Forced Air w/ Ducts
Wood Stove Add-on	No
Basement Rooms	0
1st Floor Rooms	0
2nd Floor Rooms	0
Bedrooms	0

Water	Water Well
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Sewer	Septic		
Style	B		
Area Detail - Basic Building Area			
Height	Foundation	Exterior	Area Heated
1 Story	Crawl Space	Siding	2,578 sq ft 1 Story
1 Story	Slab	Siding	144 sq ft 1 Story
1 Story	Slab	Siding	110 sq ft 1 Story
Basement Finish			
Recreation	0 sq ft		
Living Area	0 sq ft		
Walk Out Doors	0		
Recreation % Good	0%		
Living Area % Good	0%		
No Concrete Floor Area	0 sq ft		
Plumbing Information			
3 Fixture Bath	2		
Fireplace Information			
Exterior 1 Story	1		
Porch Information			
WSEP (1 Story)	240 sq ft		
WSEP (1 Story)	144 sq ft		
4in Concrete	100 sq ft		
Foundation	Standard		
Foundation	Standard		
Foundation	Standard		
Building Information - 720 sq ft B (Residential)			
General			
Floor Area	720 sq ft		
Garage Area	0 sq ft		
Foundation Size	720 sq ft		
Estimated TCV	\$41,431		
Basement Area	0 sq ft		
Year Built	No Data to Display		
Occupancy	Single Family		
Effective Age	48 yrs		
Percent Complete	100%		
AC w/Separate Ducts	No		
Year Remodeled	No Data to Display		
Class	C		
Tri-Level	No		
Heat	No Heating/Cooling		
Wood Stove Add-on	No		
Basement Rooms	0		
1st Floor Rooms	0		
2nd Floor Rooms	0		
Bedrooms	0		
Water	No Data to Display		
Sewer	No Data to Display		
Style	B		
Log Size	7 in		
Area Detail - Basic Building Area			
Height	Foundation	Exterior	Area Heated
1 Story	Slab	Pine Logs	720 sq ft 1 Story
Basement Finish			
Recreation	0 sq ft		
Living Area	0 sq ft		
Walk Out Doors	0		

Recreation % Good	0%
Living Area % Good	0%
No Concrete Floor Area	0 sq ft
Plumbing Information	
No Plumbing	Yes

Building Information - 520 sq ft B (Residential)

General	
Floor Area	520 sq ft
Garage Area	0 sq ft
Foundation Size	520 sq ft
Estimated TCV	\$33,946
Basement Area	0 sq ft
Year Built	No Data to Display
Occupancy	Single Family
Effective Age	48 yrs
Percent Complete	100%
AC w/Separate Ducts	No
Year Remodeled	No Data to Display
Class	CD
Tri-Level	No
Heat	Forced Air w/o Ducts
Wood Stove Add-on	No
Basement Rooms	0
1st Floor Rooms	0
2nd Floor Rooms	0
Bedrooms	0
Water	No Data to Display
Sewer	No Data to Display
Style	B

Area Detail - Basic Building Area

Height	Foundation	Exterior	Area Heated
1 Story	Slab	Siding	520 sq ft 1 Story

Basement Finish

Recreation	0 sq ft
Living Area	0 sq ft
Walk Out Doors	0

Recreation % Good	0%
Living Area % Good	0%
No Concrete Floor Area	0 sq ft

Plumbing Information

3 Fixture Bath	1
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Porch Information

WSEP (1 Story)	140 sq ft
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Foundation	Standard
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Building Information - 1728 sq ft B (Residential)

General	
Floor Area	1,728 sq ft
Garage Area	0 sq ft
Foundation Size	1,056 sq ft
Estimated TCV	\$92,102
Basement Area	1,056 sq ft
Year Built	No Data to Display
Occupancy	Single Family
Effective Age	58 yrs
Percent Complete	100%
AC w/Separate Ducts	No
Year Remodeled	No Data to Display

Class	C
Tri-Level	No
Heat	Forced Air w/o Ducts
Wood Stove Add-on	No
Basement Rooms	0
1st Floor Rooms	0
2nd Floor Rooms	0
Bedrooms	0

Water	<i>No Data to Display</i>
Sewer	<i>No Data to Display</i>
Style	B

Area Detail - Basic Building Area

Height	Foundation	Exterior	Area Heated
1 Story	Basement	Siding	1,056 sq ft 1 Story

Area Detail - Overhangs

Area Story Height	Exterior	Included in Size for Rates
672 sq ft 1 Story	Siding	No

Basement Finish

Recreation	0 sq ft
Living Area	0 sq ft
Walk Out Doors	0

Recreation % Good	0%
Living Area % Good	0%
No Concrete Floor Area	0 sq ft

Plumbing Information

3 Fixture Bath	1
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Deck Information

Treated Wood	288 sq ft
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Building Information - 5000 sq ft Farm Utility Buildings (Agricultural)

Type	Farm Utility Buildings
Floor Area	5,000 sq ft
Perimeter	300 ft
Year Built	<i>Not Available</i>
Percent Complete	100%
Physical Percent Good	20%
Economic Percent Good	100%

Class	D,Frame
Estimated TCV	\$11,850
Height	12 ft
Quality	Low Cost
Heat	No Heating/Cooling
Functional Percent Good	100%
Effective Age	63 yrs

Building Information - 240 sq ft Farm Utility Buildings (Agricultural)

Type	Farm Utility Buildings
Floor Area	240 sq ft
Perimeter	300 ft
Year Built	<i>Not Available</i>
Percent Complete	100%
Physical Percent Good	20%
Economic Percent Good	100%

Class	D,Frame
Estimated TCV	\$1,761
Height	12 ft
Quality	Low Cost
Heat	No Heating/Cooling
Functional Percent Good	100%
Effective Age	63 yrs

Building Information - 768 sq ft Farm Utility Buildings (Agricultural)

Type	Farm Utility Buildings
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Floor Area	768 sq ft
Perimeter	300 ft
Year Built	<i>Not Available</i>
Percent Complete	100%
Physical Percent Good	20%
Economic Percent Good	100%

Class	D,Frame
Estimated TCV	\$3,534
Height	12 ft
Quality	Low Cost
Heat	No Heating/Cooling
Functional Percent Good	100%
Effective Age	68 yrs

Building Information - 6300 sq ft Arenas (Agricultural)

Type	Arenas
Floor Area	6,300 sq ft
Height	10 ft
Quality	Average
Heat	No Heating/Cooling
Functional Percent Good	100%
Effective Age	48 yrs

Class	D,Frame
Estimated TCV	\$47,880
Year Built	<i>Not Available</i>
Percent Complete	100%
Physical Percent Good	32%
Economic Percent Good	100%