



*Township of Coe
P O Box 477
Shepherd, MI 48883
(989)828-5960*

RECEIVED

APR 21 2025

INSPECTION DEPT.

April 10, 2025

TO: Tim Nieporte/Ray Johnson
Isabella County Planning Commission

FROM: Mary Kay Maas *mfw*
Coe Township Supervisor

RE: PA 116 Application Approval Request

Enclosed is a Farmland and Open Space Preservation Program PA 116 application for Thomas Campbell, Section 31, Coe Township. Please present the application for Isabella County Planning Commission approval.

The parcel/s are:

Section 31 Coe Township Isabella County 03-031-30-002-00

Please send documentation of approval to me at the address below. If you have questions or concerns about the application, please feel free to contact me at 989-828-5322 or 989-621-6230 (cell).

Mary Kay Maas
Coe Township Supervisor
PO Box 477
309 W Wright Ave
Shepherd, MI 48883

Enc. PA 116 Application



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

Coe

OFFICIAL USE ONLY

Local Governing Body:

Date Received

3/25/2025

Application No:

State:

Date Received

3/25/2025

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:

Campbell

Thomas

A

Last

First

Initial

(If more than two see #15)

Campbell

Kathy

A

Last

First

Initial

2. Mailing Address:

11501 S. Summerton Shepherd MI

48883

Street

City

State

Zip Code

3. Phone Number: (Area Code)

989 289-3387

4. Alternative Telephone Number (cell, work, etc.): (Area Code)

989 944-8361

5. E-mail address:

kcampbell11501@gmail.com

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

6. County:

Isabella

7. Township, City or Village:

Coe

8. Section No.

31

Town No.

13N

Range No.

R3W

Parcel # (Tax ID):

3703 - 031 - 30 - 002 - 00

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: D.T.E. Wicks Mill 40 ACRES.

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)

we

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):

<input checked="" type="checkbox"/> 2 or more persons having a joint or common interest in the land	<input type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Partnership
<input type="checkbox"/> Corporation	<input type="checkbox"/> Trust	<input type="checkbox"/> Association
<input type="checkbox"/> Estate		

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: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

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

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):

- Cash crop
- b. Total number of acres on this farm: 40
- c. Total number of acres being applied for (if different than above): 40
- d. Acreage in cultivation: 28.9
- e. Acreage in cleared, fenced, improved pasture, or harvested grassland: _____
- f. All other acres (swamp, woods, etc.): 11.1
- g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings	Residence: <u>1</u>	Barn: _____	Tool Shed: <u>2</u>
Silo: _____	Grain Storage Facility: <u>2</u>	Grain Drying Facility: <u>1</u>	
Poultry House: _____ Milking Parlor: _____ Milk House: _____			
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. Supporting documentation is necessary to validate the income stated below.

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):

\$ _____ / _____ = \$ _____ (per acre)
total income total acres of tillable land (affidavit attesting to amount required)

18. To qualify as a specialty farm, the land must 15 acres or more in size, and produce a gross annual income from an agricultural use of \$2,000.00 or more. If applying as a specialty farm, indicate average gross annual income during 2 of the last 3 years immediately preceding application from the sale of agricultural products: \$ _____. Include supporting documentation.
Please note: a specialty farm designation by MDARD may require an on-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); _____

V. Signature(s):

20. The undersigned certifies the information contained in this application is accurate and true; and identifies the owner of record, legal description of property, and all encumbrances affecting the title to the land.

[Signature]
(Signature of Applicant)

Kathy A. Campbell
(Co-owner, If Applicable)

3/11/25
(Date)

(Corporate Name, If Applicable)

[Signature]
(Signature of Corporate Officer)

(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: COMPLETED BY CLERK

I. Date Application Received: 3/25/2025 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Twp
☐ 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: Mary Kay Naas, Supervisor

Property Appraisal: \$ _____ Assessor certifies this is the current fair market value of the property.

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. Original application and supporting documentation (owner, size, use, and income documents if applicable), 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.**

Please verify the following regarding Reviewing Agencies (Sending a copy to reviewing agencies is required):

COPY SENT TO:

☒ County or Regional Planning Commission

☒ Conservation District

☐ Township (if county has zoning authority)

**Before forwarding to State Agency,
FINAL APPLICATION MUST INCLUDE:**

☒ Copy of Deed or Land Contract (most recent showing current ownership)

☒ Copy of most recent Tax Bill (tax description of property must be included)

☒ Map of Farm

☒ Copy of most recent appraisal record

☐ Copy of letters from review agencies (if available)

☐ Any other applicable documents (such as income)

Questions? Please call Farmland Preservation at 517-284-5663

Map of Farm with Structures and Natural Features:

- Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft² (1 mile²) Section)
- Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
- 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.

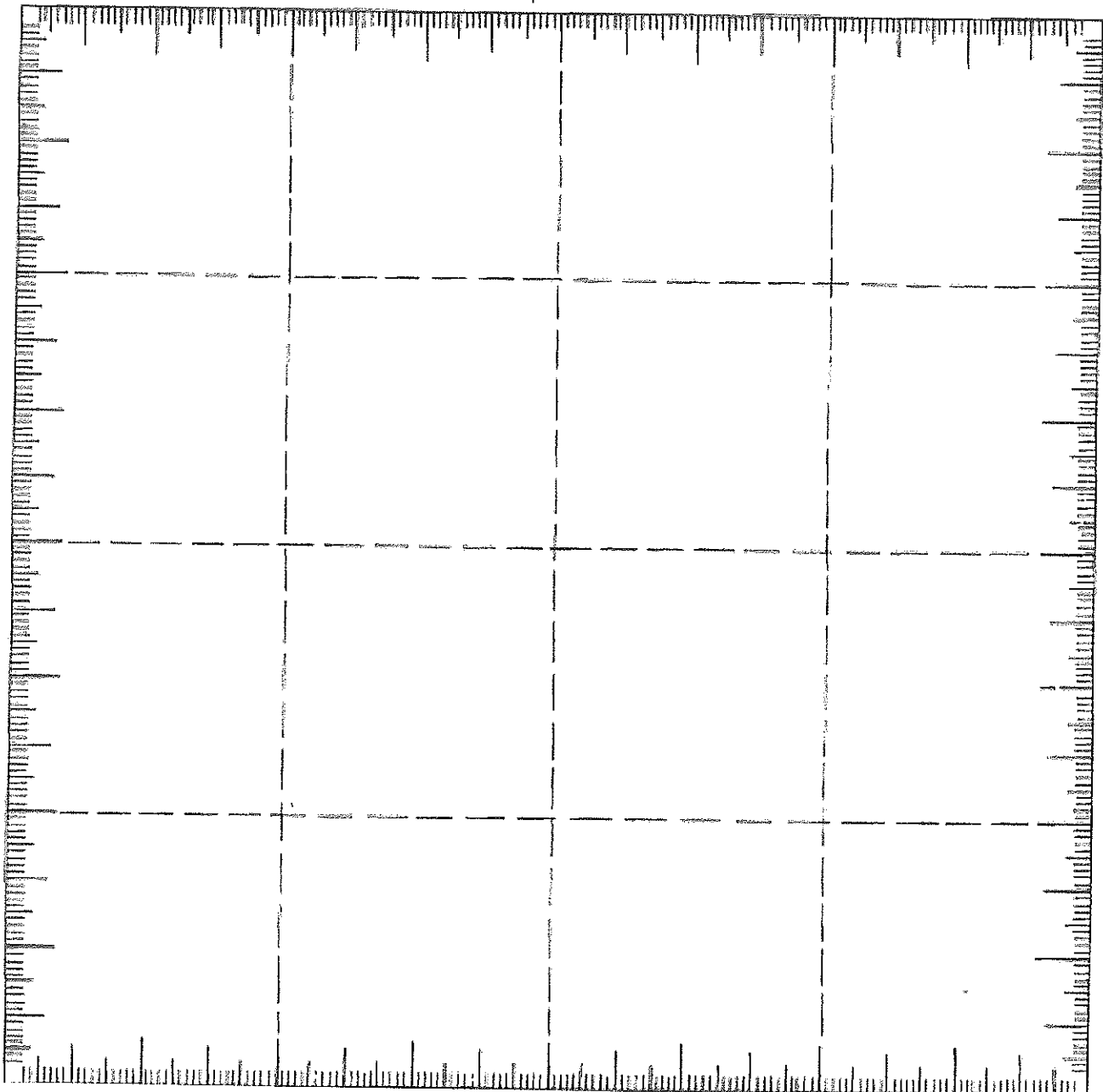
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included,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

County _____

Township _____

T _____ R _____ Section _____

↑ North





United States
Department of
Agriculture

Isabella County, Michigan



Common Land Unit

Common Land Unit

☐ Conservation Reserve Program

☐ Section Line

Wetland Determination Identifiers

● Restricted Use

▽ Limited Restrictions

□ Exempt from Conservation
Compliance Provisions

Map Created May 03, 2017
2016 NAIP Imagery

Farm: 7306
Tract: 9357

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

****TREASURER IS NOT RESPONSIBLE FOR PAYMENTS MADE ON THE WRONG PROPERTY DESCRIPTION****

COE TOWNSHIP TREASURER

Treasurer's PH: 989-828-6009

ISABELLA COUNTY, Michigan

Parcel #: 03-031-30-002-00

Property Assessed To:

CAMPBELL THOMAS A & KATHY A

11501 S SUMMERTON RD

SHEPHERD, MI 48883

Property Address:

11501 S SUMMERTON RD

SHEPHERD MI 48883

Acreage: 40.00

Property Class: 101

School District: 37060

AGRICULTURAL-IMPRC

SHEPHERD PUBLIC SCI

1 mill equals \$1.00 per \$1000 of Taxable Value.

TAX BASE VALUES

Taxable Value: 96,895

State Equalized Value: 188,000

Assessed Value: 188,000

Principal Residence Exemption: 96,895

% Declared Exempt: 100.0000

OPERATING FISCAL YEARS

County: 10/01/2024 - 09/30/2025

Twp/Cty/Village: 04/01/2024 - 03/31/2025

School: 07/01/2024 - 06/30/2025

State: 10/01/2024 - 09/30/2025

Does NOT affect when the tax is due or its amount

FOR QUESTIONS RELATING TO OWNER NAME, ADDRESS, DESCRIPTION AND/OR ASSESSMENT ISSUES PLEASE CONTACT:

TINA WRIGHT - TWP ASSESSOR

PO BOX 174

HARRISON MI 48625

PHONE 989-426-8854

TAX DESCRIPTION

MILLAGE

AMOUNT

CO-I-RIDE TRANS	0.86200	83.52
CO-MED CARE FAC	1.00000	96.89
CO-COM ON AGING	1.00000	96.89
CO-PARKS & REC	0.35000	33.91
03 TWP OPER	1.00000	96.89
SHEPHERD SCH OP	18.00000	EXEMPT.
SHEP DEBT A08/17	7.00000	678.26
GR/IS RESD OPER	0.26400	25.58
GR/IS RESD SP ED	4.20000	406.95
GR/IS RESD V ED	1.00000	96.89
CHIP LIBRARY	1.75000	169.56
03 TWP GARB SP		201.00
03 TWP FIRE SP		75.00

*PA
12-23-2024
CLK # 4591*

Total Mills/Tax
Administration Fee

36.42600

2,061.34

17.85

TOTAL AMOUNT DUE

2,079.19

Description of Lands or Personal Property: lengthy descriptions subject to space limitations
NW 1/4 OF SW FR 1/4

PAYMENTS CAN BE MADE BY MAIL TO THE TOWNSHIP TREASURER'S ADDRESS LOCATED ABOVE IN THE TOP LEFT CORNER OR TO THE COE TOWNSHIP DROP BOX LOCATED IN THE ENTRY OF THE TOWNSHIP HALL, 309 W WRIGHT AVENUE. ONLY CHECKS OR MONEY ORDERS ACCEPTED. IF YOU REQUIRE A RECEIPT FOR YOUR TAX PAYMENT PLEASE PROVIDE A SELF ADDRESSED STAMPED ENVELOPE WITH YOUR PAYMENT.

DOG LICENSES MAY ALSO BE PURCHASED AT THIS TIME.

DUE AND PAYABLE 12/1/2024 THROUGH 2/14/2025 WITHOUT PENALTY. FROM 2/15/25 TO 2/28/2025 ADD 3% PENALTY. MARCH 3, 2025 PAYABLE TO THE ISABELLA COUNTY TREASURER.

POSTMARK DATES ARE NOT ACCEPTED BY THE TOWNSHIP OR THE COUNTY TREASURER AS THE DATE PAID.

*****Additional information about PRE's, ESCROW ACCOUNTS, TAX DEFERMENT and more on reverse side*****

THIS IS NOT A TAX BILL

L-4400

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: COE TOWNSHIP TINA WRIGHT, ASSESSOR PO BOX 174 HARRISON, MI 48625		PARCEL IDENTIFICATION PARCEL NUMBER: 3703-031-30-002-00 PROPERTY ADDRESS: 11501 S SUMMERTON RD SHEPHERD, MI 48883	
OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: CAMPBELL THOMAS A & KATHY A 11501 S SUMMERTON RD SHEPHERD MI 48883		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	
LEGAL DESCRIPTION: NW 1/4 OF SW FR 1/4			
ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 101 Agricultural			
PRIOR YEAR'S CLASSIFICATION: 101 Agricultural			
The change in taxable value will increase/decrease your tax bill for the 2025 year by approximately: \$93		PRIOR AMOUNT YEAR: 2024	CURRENT TENTATIVE AMOUNT YEAR: 2025
1. TAXABLE VALUE:		96,895	99,898
2. ASSESSED VALUE:		188,000	196,000
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (SEV):		188,000	196,000
5. There WAS or WAS NOT a transfer of ownership on this property in 2024		WAS NOT	
6. Assessor Change Reason: Market Adjustment			

The 2025 Inflation rate Multiplier is: 1.031

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

Name: TINA WRIGHT	Phone: (989) 426-8854	Email Address: COETWPASSESSOR@GMAIL.COM
March Board of Review Appeal Information. The board of review will meet at the following dates and times: THE COE TOWNSHIP BOARD OF REVIEW WILL MEET AT COE TOWNSHIP HALL 309 W. WRIGHT AVE, SHEPHERD ON MONDAY, MARCH 10, 2025 FROM 1 – 4 PM AND 6 – 9 PM AND ON WEDNESDAY, MARCH 12, 2025 FROM 9 AM – 12 PM AND 1 – 4 PM. LETTERS OF APPEAL MUST BE RECEIVED BY MARCH 10, 2025 AND MAILED TO: COE TOWNSHIP BOARD OF REVIEW, 309 W. WRIGHT AVE, PO BOX 477, SHEPHERD, MI 48883. APPOINTMENTS CAN BE MADE BY THE CALLING THE SUPERVISOR AT 989-828-5322. WHEN SUBMITTING A LETTER OF PROTEST FOR BOARD OF REVIEW CONSIDERATION, YOU MUST ATTACH A COMPLETED PETITION ALONG WITH THREE (3) COPIES OF ANY SUPPORTING EVIDENCE. PETITIONS CAN BE FOUND ONLINE AT HTTPS://WWW.MICHIGAN.GOV/TAXES/PROPERTY/FORMS/INSTRUCTIONS/BOARD-OF-REVIEW .		

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcent. Trans.							
CAMPBELL PATRICIA R	CAMPBELL THOMAS A & KATHY	0	03/19/1993	LC	03-ARM'S LENGTH	904/70	PROPERTY TRANSFER	100.0							
Property Address		Class: AGRICULTURAL-IMPRCZoning: AG (*) Building Permit(s)													
11501 S SUMMERTON RD		School: SHEPHERD PUBLIC SCHOOL DIST				NEW CONSTRUCTION		CLOSED							
Owner's Name/Address		P.R.E. 100% / /				NEW CONSTRUCTION		CLOSED							
CAMPBELL THOMAS A & KATHY A		MAP #:													
11501 S SUMMERTON RD		2025 Est TCV 392,032 TCV/TFA: 298.80													
SHEPHERD MI 48883		X Improved		Vacant		Land Value Estimates for Land Table 03-AG.03-AG-COE AGRICULTURAL									
Taxpayer's Name/Address		Public		* Factors *											
		Improvements		Description		Frontage	Depth	Rate	Adj. Reason	Value					
CAMPBELL THOMAS A & KATHY A		Dirt Road		ACREAGE TABLE "A"		40.000 Acres	6,000	100		240,000					
11501 S SUMMERTON RD		Gravel Road		40.00 Total Acres		Total Acres	Total Est. Land Value =			240,000					
SHEPHERD MI 48883		Paved Road													
		Storm Sewer													
		Sidewalk													
		Water													
		Sewer													
		X Electric													
		Gas													
		Curb													
		Street Lights													
		Standard Utilities													
		Underground Utils.													
		Topography of Site													
		X Level													
		Rolling													
		Low													
		High													
		Landscaped													
		Swamp													
		Wooded													
		Pond													
		Waterfront													
		Ravine													
		Wetland													
		Flood Plain													
		Who		When		What		Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		KR		12/11/2010		INSPECTED		2025		120,000	76,000	196,000			99,898C
								2024		110,000	78,000	188,000			96,895C
								2023		98,000	64,200	162,200			92,281C
								2022		110,000	59,400	169,400			87,887C
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Coe , County of Isabella, Michigan															

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Coe, County of Isabella, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type	Farm Implement/Equipment	Farm Implement/Equipment	
Year Built	2010		
Class/Construction	D, Pole		
Quality/Exterior	Average		
# of Walls, Perimeter	4 Wall, 256		
Height	10		
Heating System	No Heating/Cooling		
Length/Width/Area	80 x 48 = 3840		
Cost New	\$ 34,944		
Phy./Func./Econ. \$Good	84/100/100 84.0		
Depreciated Cost	\$ 29,353		
+ Unit-In-Place Items	\$ 0		
Description, Size X Rate X \$Good = Cost			
Itemized ->			
Unit-In-Place ->			
Items ->			
E.C.F.	X 0.883	X 0.883	
\$ Good	84	84	
Est. True Cash Value	\$ 25,919	\$ 21,452	
Comments:			
Total Estimated True Cash Value of Agricultural Improvements / This Card: 47371 / All Cards: 47371			

*** Information herein deemed reliable but not guaranteed***