

News from Grayling MI.

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Published Every Other Month By Curt Jansen

May 1, 2008

THE APRIL 24TH FIRE SOUTH OF GRAYLING WAS AN EVENT OF HORRENDOUS POTENTIAL TO DEVASTATE A LARGE PORTION OF OUR COMMUNITY. A CAREFUL PASS THROUGH THE AREA ON MONDAY GAVE ME THE FEELING THAT OUR COMPETENT, WELL TRAINED FIREFIGHTERS CLEARLY PUT THEMSELVES IN PERIL TO STOP IT WERE THEY DID. A TIP OF THE HAT TO ALL OF THEM. PLEASE DON'T FORGET WHO KEEPS TRACK OF THINGS FOR YOU WHEN YOU, OR SOMEONE YOU KNOW NEEDS REAL ESTATE SERVICES. PLEASE GIVE ME A CALL AND

“EXPECT SERVICE AS USUAL”
THANK YOU,

Pain and Progress Everywhere

Caution:Contains Editorial Comment

We have a lot of stuff to cover and limited space so just a touch on everything.

The **Theme Park** progresses, I guess. On April 10th, a team of theme park cheerleaders from Crawford and Roscommon counties presented comments in favor of the development to the Natural Resources Commission. The NRC did not act on the proposal but heard the public comment. Proof of financing remains a prerequisite to NRC action. The Park land purchase is not on the May 8th NRC agenda as of this date. A representative from the major financing company was here for a site visit two weeks ago. This may be encouraging news for the Park, but the proof of financing issue has been a continuing hurdle for many months.

The construction of the **Pellet factory** in the industrial park which looked very positive in March now appears questionable. This project has raised from the ashes before, maybe it will again.

The Governor recently signed **Public Act 96** which allows a homeowner to retain two principle residence homestead exemptions under certain conditions.

If the homeowner has moved elsewhere *in the state*; has their former principle residence actively for sale; the former is not occupied; leased; available for lease or used for business or commercial purposes.

The owner may claim both the new residence and the former residence exemption for up to three years. This is some relief for those caught in the current real estate market. You can see from the chart below that all segments of the market are down, especially commercial which was the real strong point just a year ago.

In 2009, from April to November, the Michigan Dept. of Transportation is going to completely re-pave the **Business Loop from the intersection of M-72 East to the intersection at M-72 West**. The long term affects of this are going to be great. The medicine is going to be very difficult to take. There will be long periods of single lane traffic with flagmen (flagpersons) and detours through State/Maple streets. More on this later, there will be a public hearing in June.



Crawford County Sales for January thru April 2007/2008

Excludes Non-MLS	Sales 2007/2008	Volume 2007/2008	Avg. Price 2007/2008	New listings 2007/2008
Residential	53 / 39	\$5,967,315/ \$4,698,795	\$112,590 / \$120,482	124 / 115
Vacant	19/ 14	\$510,900/\$496,300	\$26,889/ \$35,450	42/ 21
Commercial	5 / 3	\$890,000/ \$160,000	\$178,000/ \$53,333	11/ 6

Helpful Hints From Curt Jansen

Licensed Builder, Heating Contractor,
Master Plumber, Boiler Installer,

Real Estate Agent

Question: Why does my furnace go through igniters so often? It seems like I have to replace the igniter several times a year.

Answer: Igniters fail quickly for several reasons; 1. The igniter is mounted on the flat without a shield over it, giving maximum exposure to debris falling on it from the heat exchanger above. Most mfg's that used this mount have long since come out with retrofit kits that either turn the igniter vertical so it's a smaller target, or put a shield over it, you should make sure your furnace has this shield or remount kit if applicable. 2. The igniter is designed for a 17 second warm up time and the furnace control is giving it a 34 second warm up time, going to be a bright but short life. The specs on the control will designate the igniter warm up time, make sure the igniter is the same. 3. The furnace is getting low voltage and passing it on to the igniter, (ohm's law= voltage goes down, resistance stays the same, amps go up) amps kill things. 4. The replacement igniter was just plain defective, judgment should not be made on one short term failure. 5. The replacement igniter being used is a generic substandard and is performing so. Try an original Mfgs

Crawford County Trivia

Send the correct answer back on the form below and I'll send you an indoor/outdoor thermometer, like the one you used to have from Jansen's .

In the late 1960's the Chamber of Commerce sponsored an annual event ON the runways of the Grayling McNamara Airport. What type of event was it?

Answer for last issue: The Teen Scene

Featured Listing: Spotless, bright and comfortable home on 3 acres just 1500 feet from access to the AuSable Holy Water. 2 bedroom, 2 bath with loft. Grand open ceiling and brick fireplace. 24 x 32 garage. Private setting with deer meandering through the front yard. Recent roof and floor covering. An excellent value for recreational or year round living. \$97,500.



For a look at this or any other listing call
Curt Jansen and "Expect Service as Usual"

Century 21 Office 989-348-5474

Private Office 989-348-8818

E-mail cjansen@i2k.com

Century 21 River Country Real Estate Inc.



Mail or Fax this form to **Curt Jansen** PO Box 624 Grayling, MI 49738 / Fax 989-348-6598

My entry for Crawford County Trivia _____

Add this person to the mailing list Name _____

Address _____

Take me off the mailing list City, State, Zip _____