

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANDERSON TERRY & ARLENE E	BELL RICHARD M & STADLER	40,000	09/18/2015	WD	Arms Length	2015-03211	PTA	100.0
CRANDALL	ANDERSON	82,500	06/01/2001	WD	WARRANTY DEED	03-0:0862		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
2790 S SEELEY RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 100% 10/09/2015					
	MAP #:					
	2019 Est TCV 57,725 TCV/TFA: 38.18					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS				Value
			Description	Frontage	Depth	* Factors *	
SEC 18 T22N R8W LOT 1 BELL OAKS.	X		<Site Value A> RURAL LOTS	126 Actual Front Feet, 1.71 Total Acres	5000 100	100	5,000
Comments/Influences			IRREGULAR SHAPE				
			Total Est. Land Value =				5,000

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates				Cash Value
			Description	Rate	Size % Good		
	X	Dirt Road					
	X	Gravel Road					
	X	Paved Road					
	X	Storm Sewer					
	X	Sidewalk					
	X	Water					
	X	Sewer					
	X	Electric					
	X	Gas					
	X	Curb					
	X	Street Lights					
	X	Standard Utilities					
	X	Underground Utils.					
			Wood Frame	21.80	80 94	1,639	
			Total Estimated Land Improvements True Cash Value =			1,639	



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2019	2,500	26,400	28,900			28,900S
X Rolling	2018	2,500	33,700	36,200			28,690C
X Low	2017	2,500	25,600	28,100			28,100S
X High	2016	3,500	25,400	28,900			28,900S
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

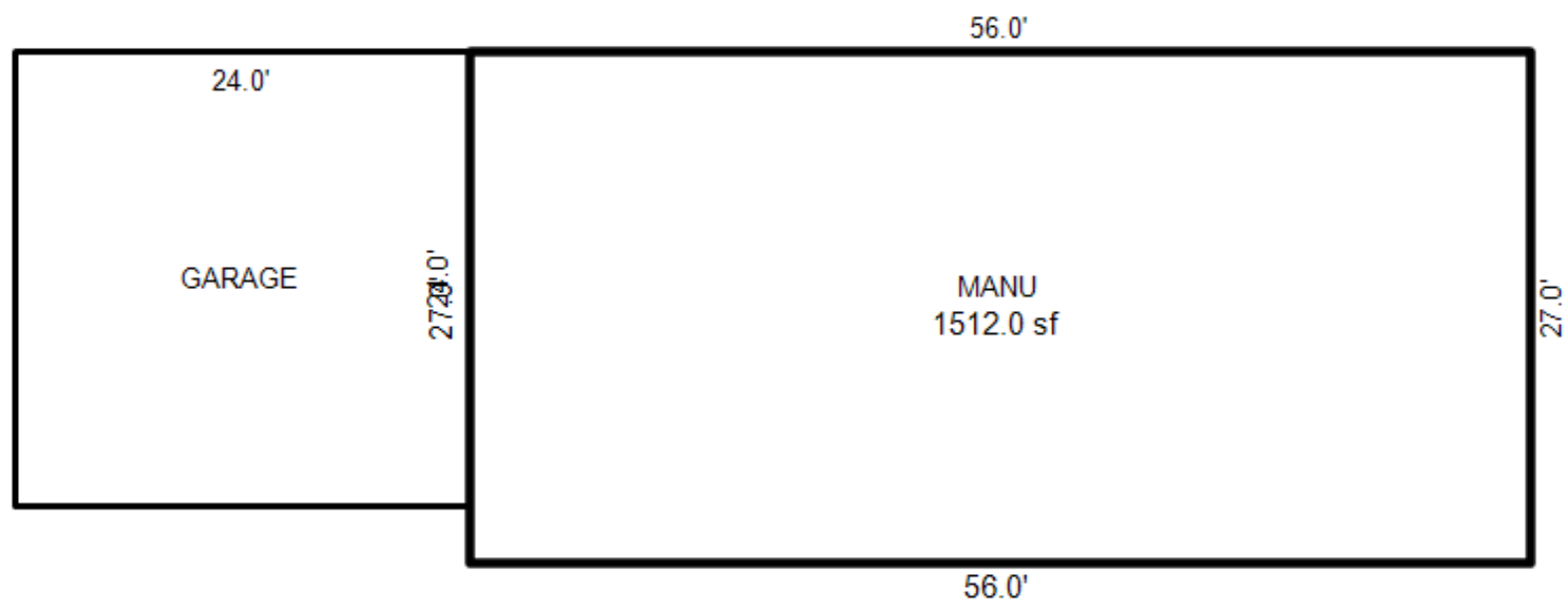
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2018	2,500	33,700	36,200			28,690C
TPC	10/09/2015	INSPECTED	2017	2,500	25,600	28,100			28,100S
TPC	08/01/2011	INSPECTED	2016	3,500	25,400	28,900			28,900S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 96	Type Treated Wood	Year Built: 1998 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 20 Floor Area: 1,512 Total Base New : 159,643 Total Depr Cost: 127,714 Estimated T.C.V: 51,086		E.C.F. X 0.400		Bsmnt Garage:		
Building Style: HUD		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Total Base New : 159,643 Total Depr Cost: 127,714 Estimated T.C.V: 51,086		E.C.F. X 0.400		Carpport Area:	
Yr Built 1998	Remodeled 0	Ex	X	Ord	Min	200 Amps Service			Floor Area: 1,512		E.C.F. X 0.400		Roof:		
Condition: Average		Lg	X	Ord	Small	No Heating/Cooling			Total Base New : 159,643		E.C.F. X 0.400				
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric			Total Base New : 159,643		E.C.F. X 0.400			
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			200 Amps Service			Total Base New : 159,643		E.C.F. X 0.400			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family HUD			Cls CD		Blt 1998			
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex.	X	Ord.	Min	(11) Heating System: Forced Air w/ Ducts Ground Area = 1512 SF Floor Area = 1512 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80							
	Insulation	No. of Elec. Outlets		Many	X	Ave.	Few	Building Areas							
(2) Windows		(7) Excavation		(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost								
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1512 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space 1,512 Total: 127,849 102,279					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		Basement: 0 S.F. Crawl: 1512 S.F. Slab: 0 S.F. Height to Joists: 0.0			Other Additions/Adjustments								
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Plumbing								
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		Water/Sewer			Average Fixture(s) 1 933 746 3 Fixture Bath 1 2,929 2,343 Water/Sewer 1000 Gal Septic 1 3,453 2,762 Water Well, 100 Feet 1 4,280 3,424 Deck Treated Wood 96 1,855 1,484 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 16,877 13,502 Built-Ins Appliance Allow. 1 1,467 1,174 Totals: 159,643 127,714								
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Notes: HUD - 2015-03663 AFFMAN 1998 FORTUNE 268C1220071D SN 0765N ECF (4091 SEELEY & ROOSTED RD AREA) 0.400 => TCV: 51,086								
Chimney: Metal		Lump Sum Items:													

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CRAWFORD TONY & KRISTIE	ROSINSKI CHAD A	116,600	05/25/2018	WD	Arms Length	2018-01733	PTA	100.0
ROSINSKI CHAD A	ROSINSKI CHAD ALLEN & KAY	0	05/25/2018	QC	FAMILY SALE	2018-01741		0.0
		6,900	07/01/1999	WD	Download	329:490		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
2797 S SEELEY RD			Addition	09/20/2008	20080544	Complete
		P.R.E. 100% 06/12/2018	Addition	09/10/2008	20080543	Complete

Owner's Name/Address	MAP #:
ROSINSKI CHAD ALLEN & KAYLEIGH RENE 2797 S SEELEY ROAD CADILLAC MI 49601	2019 Est TCV 110,557 TCV/TFA: 58.07

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS			
			Description	Frontage	Depth	Value
SEC 18 T22N R8W LOT 2 BELL OAKS.	X		<Site Value A> RURAL LOTS	120	100	5,000
Comments/Influences			120 Actual Front Feet, 1.30 Total Acres			Total Est. Land Value = 5,000

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X	Dirt Road				
	X	Gravel Road				
	X	Paved Road				
	X	Storm Sewer				
	X	Sidewalk				
	X	Water				
	X	Sewer				
	X	Electric				
	X	Gas				
	X	Curb				
	X	Street Lights				
	X	Standard Utilities				
	X	Underground Utils.				
			Fencing: Wd, Split, 2 Rail	12.51	96 94	1,129
			Total Estimated Land Improvements True Cash Value =			1,129

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Low									
High									
Landscaped									
Swamp									
Wooded	X								
Pond									
Waterfront									
Ravine									
Wetland									
Flood Plain									



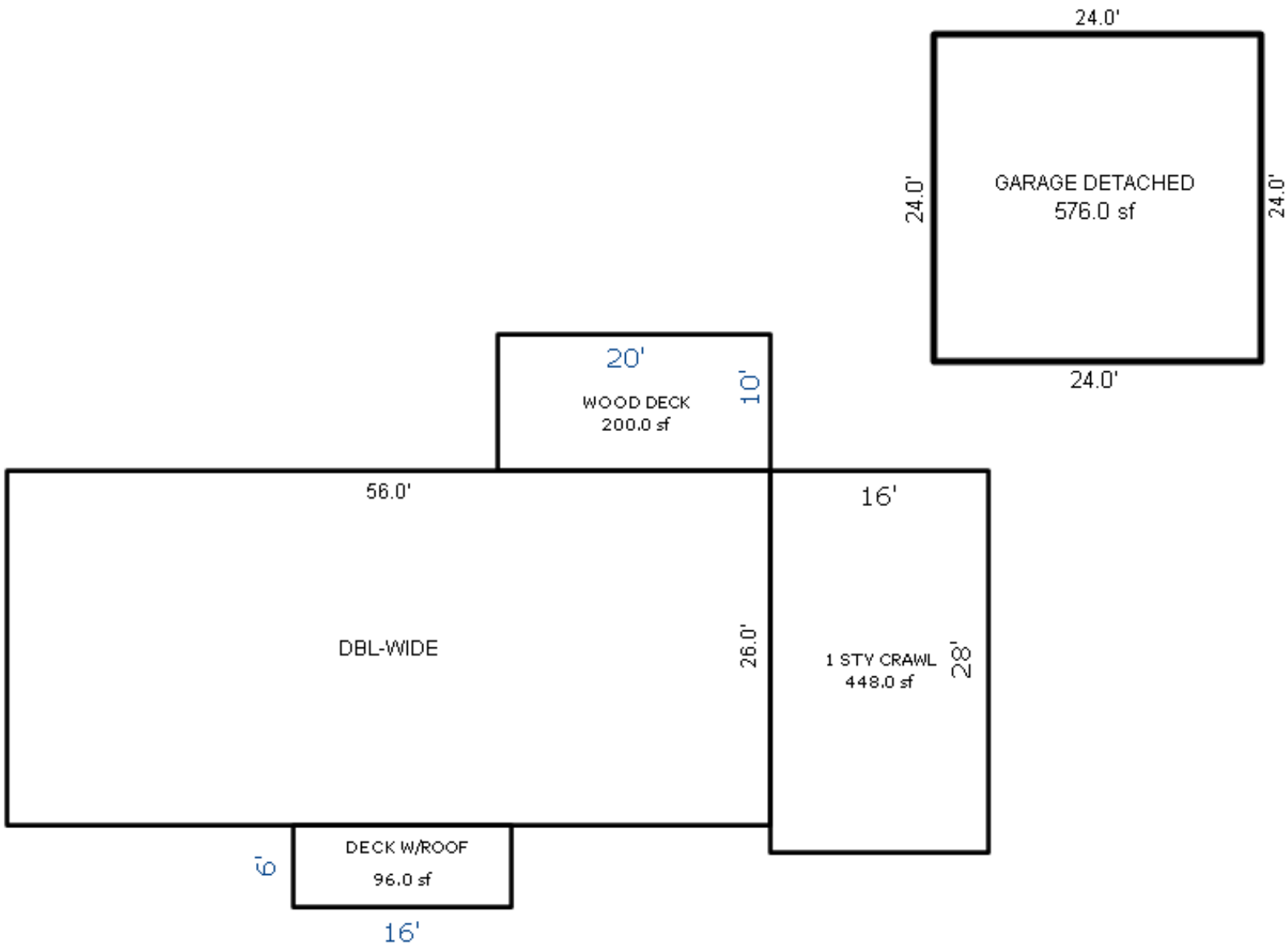
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2018	2,500	55,100	57,600			46,353C
TPC	08/01/2011	INSPECTED	2017	2,500	42,900	45,400			45,400S
RJG	12/04/2008	INSPECTED	2016	3,500	42,600	46,100			45,968C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 200 96	Type Treated Wood Treated Wood	Year Built: 2001 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame		Drywall Paneled		Plaster Wood T&G															
Building Style: BOCA/STATE		Trim & Decoration																		
Yr Built 1999	Remodeled 0	Ex	X	Ord		Min	Size of Closets													
Condition: Average		Lg	X	Ord		Small	Doors		X	Solid	X	H.C.								
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric		150		Amps Service									
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No./Qual. of Fixtures		Ex.	X	Ord.		Min							
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			Many	X	Ave.		Few									
X	Insulation	(7) Excavation		(13) Plumbing			Average Fixture(s)		1		2									
(2) Windows	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1904 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 Story 1 Story		Siding Siding		Foundation Crawl Space Crawl Space		Size 1,456 448		Cost New 178,440		Depr. Cost 142,751	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet		Deck Treated Wood Treated Wood		Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost Door Opener		576 1		18,824 415		15,059 332	
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer		Public Water Public Sewer Water Well		Built-Ins Appliance Allow.		1		2,099		1,679			
(3) Roof	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			Lump Sum Items:		1000 Gal Septic 2000 Gal Septic		Notes: Slyline #17380315MAB ECF (4091 SEELEY & ROOSTED RD AREA) 0.600 => TCVC		Totals:		217,558		174,046 104,428			
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:																
Chimney: Metal																				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		82,000	09/01/1998	WD	Download	322:114		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
2823 S SEELEY RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 05/03/1999					
CHIPMAN TIMOTHY & LAURA A 2823 S SEELEY ROAD CADILLAC MI 49601	MAP #: 2019 Est TCV 147,529 TCV/TFA: 109.77					

	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS						
	Public Improvements		* Factors *						
Tax Description			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
SEC 18 T22N R8W LOT 3 BELL OAKS.	X		<Site Value F> SITE	\$10000				10000 100	10,000
Comments/Influences			210 Actual Front Feet, 2.95 Total Acres					Total Est. Land Value =	10,000

	X	Dirt Road							
		Gravel Road							
		Paved Road							
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
	X	Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							

			Land Improvement Cost Estimates							
			Description	Rate	Size	% Good	Cash Value			
			D/W/P: 4in Ren. Conc.	6.21	180	94	1,051			
			Wood Frame	21.25	120	94	2,397			
			Total Estimated Land Improvements				True Cash Value =	3,448		

		Topography of Site							
	X	Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
	X	Wooded							
		Pond							
		Waterfront							
		Ravine							
	X	Wetland							
		Flood Plain							

			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Who	When	What	2019	5,000	68,800	73,800		55,516C
	TPC	12/27/2017	INSPECTED	2018	5,000	56,200	61,200		54,215C
	TPC	08/01/2011	INSPECTED	2017	5,000	48,100	53,100		53,100S
				2016	5,000	47,800	52,800		52,800S

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 96 180	Type WCP (1 Story) WGEP (1 Story)	Year Built: 1997 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration														
Yr Built 1998	Remodeled 0	Ex	X	Ord		Min	Size of Closets									
Condition: Average		Lg	X	Ord		Small	Doors									
Room List		(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			200 Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C			Blt 1998			
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex.	X	Ord.		Min	(11) Heating System: Forced Air w/ Ducts							
	Insulation	Basement: 0 S.F. Crawl: 1344 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Ground Area = 1344 SF Floor Area = 1344 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85						
(2) Windows		(7) Excavation		(13) Plumbing			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
X	Many Avg. Few	X	Large Avg. Small	Average Fixture(s)			1 Story Siding Crawl Space 1,344			Total: 131,649 111,902						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		1 Average Fixture(s)			Other Additions/Adjustments			Plumbing						
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		2 3 Fixture Bath			Average Fixture(s)			1 1,120 952						
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		1 2 Fixture Bath			3 Fixture Bath			1 3,525 2,996						
X	Gable Hip Flat	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 2 Fixture Bath			Solar Water Heat			1 2,359 2,005						
X	Asphalt Shingle	(10) Floor Support		No Plumbing			Water/Sewer			1 3,691 3,137						
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Extra Toilet			Ceramic Tile Floor			1 4,407 3,746						
		1 1000 Gal Septic		Extra Sink			Ceramic Tile Wains			96 3,540 3,009						
		1 2000 Gal Septic		Separate Shower			Ceramic Tub Alcove			180 10,730 9,120						
		Lump Sum Items:		Vent Fan			Porches			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
				Public Water			WCP (1 Story)			Base Cost 528 17,757						
				Public Sewer			WGEP (1 Story)			Common Wall: 1 Wall 1 -2,038						
				Water Well			Garages			Door Opener 1 415 353						
				1000 Gal Septic			Built-Ins			Appliance Allow. 1 2,099 1,784						
				2000 Gal Septic			Notes:			Totals: 179,254 152,365						
							ECF (4091 SEELEY & ROOSTED RD AREA) 0.880 => TCV:			134,081						

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Sketch by Apex IVT

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
BLOHM CHARLES & DEBORAH	SMITH WARD H & PATRICIA J	129,000	12/28/2015	WD	Arms Length	2015-04266	PTA	100.0				
JAGER TRAVIS & KELLY	BLOHM CHARLES & DEBORAH (	119,000	10/17/2008	WD	Arms Length	2008/3729		100.0			
US BANK NATIONAL ASSOCIAT	JAGER TRAVIS & KELLY (H/W	105,000	05/18/2007	WD	Not Qualified	2007/2213		100.0				
CUDEBACK ROBERT & PAMELA	US BANK NATIONAL ASSOCIAT	0	09/03/2006	SD	Not Qualified	06-0/800		0.0				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status		
11850 W ROSTED RD		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 100% 12/28/2015										
SMITH WARD H & PATRICIA J 11850 W ROSTED ROAD CADILLAC MI 49601		MAP #:										
		2019 Est TCV 180,408 TCV/TFA: 100.67										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS								
SEC 18 T22N R8W LOT 4 BELL OAKS.		Public Improvements		* Factors * IRREGULAR WITH WETLAND								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
NEW HOUSE @45% FOR 02..COMP FOR 03 12/03 TT NEW OWNER..PD 145000 IN 02. ADJUSTED TO BETTER REFLECT MKT VALUE FOR 04		Gravel Road		<Site Value A>	RURAL LOTS				5000	100		5,000
		Paved Road		135 Actual Front Feet, 3.10 Total Acres				Total Est. Land Value =		5,000		
		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										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		X Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2019	2,500	87,700	90,200		66,180C		
		TPC 12/27/2017	INSPECTED		2018	2,500	73,000	75,500		64,629C		
		TPC 01/08/2016	INSPECTED		2017	2,500	60,800	63,300		63,300S		
		TPC 08/01/2011	INSPECTED		2016	3,500	60,400	63,900		63,900S		

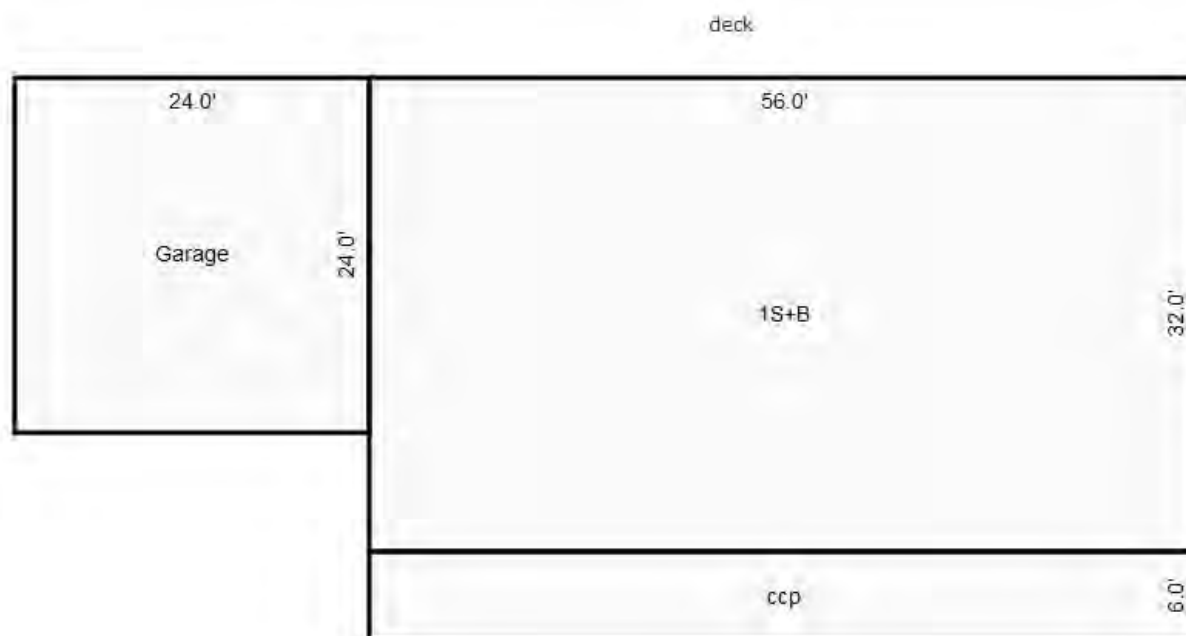


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 336 96	Type CCP (1 Story) WPP	Year Built: 2001 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G													
Building Style: 1S		Trim & Decoration																
Yr Built 2001	Remodeled 0	Ex	X	Ord		Min												
Condition: Average		Lg	X	Ord		Small												
Room List		(5) Floors																
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:																
		(6) Ceilings																
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall															
X	Insulation	Basement: 1792 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																
(2) Windows		(8) Basement																
X	Many Avg. Few	X	Large Avg. Small															
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor															
(3) Roof		(9) Basement Finish																
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF															
X	Asphalt Shingle	(10) Floor Support																
Chimney:		Joists: Unsupported Len: Cntr.Sup:																
		1 1000 Gal Septic 1 2000 Gal Septic																
		Lump Sum Items:																
(12) Electric 200 Amps Service Central Air Wood Furnace No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:										Class: C -5 Effec. Age: 15 Floor Area: 1,792 Total Base New : 234,498 Total Depr Cost: 199,327 Estimated T.C.V: 175,408 E.C.F. X 0.880			Bsmnt Garage: Carport Area: Roof:					
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1792 SF Floor Area = 1792 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,792 Total: 190,216 161,688 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,120 952 3 Fixture Bath 1 3,525 2,996 Water/Sewer 1000 Gal Septic 1 3,691 3,137 Water Well, 100 Feet 1 4,407 3,746 Porches CCP (1 Story) 336 6,250 5,312 WPP 96 2,159 1,835 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 576 22,654 19,256 Common Wall: 1 Wall 1 -2,038 -1,732 Door Opener 1 415 353 Built-Ins Appliance Allow. 1 2,099 1,784 Totals: 234,498 199,327 Notes: ECF (4091 SEELEY & ROOSTED RD AREA) 0.880 => TCVC: 175,408																		

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



Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		7,000	02/01/2003	WD	Download	03-0:1044		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
11820 W ROSTED RD			Deck/Porch	05/03/2005	20050099	Complete

Owner's Name/Address	MAP #:	2019 Est TC	TCV/TFA:
FREDELL DANIELLE 11820 W ROSTED RD CADILLAC MI 49601		73,196	54.14

Tax Description	SEC 18 T22N R8W LOT 5 BELL OAKS.	Comments/Influences	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GROUP A 30/FF	135.00	380.75	1.0000	1.0000	30	100		4,050	
135 Actual Front Feet, 1.18 Total Acres								Total Est. Land Value =	4,050

Description	Rate	Size	% Good	Cash Value
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	94	940
Total Estimated Land Improvements True Cash Value =				940

Topography of Site	X Level	Rolling	Low	High	Landscaped	Swamp	X Wooded	Pond	Waterfront	Ravine	X Wetland	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	2,000	34,600	36,600			29,266C
2018	2,000	34,100	36,100			28,581C
2017	2,000	26,600	28,600			27,994C
2016	2,700	26,400	29,100			27,745C

Who When What

TPC 12/27/2017 INSPECTED

TPC 08/09/2011 INSPECTED

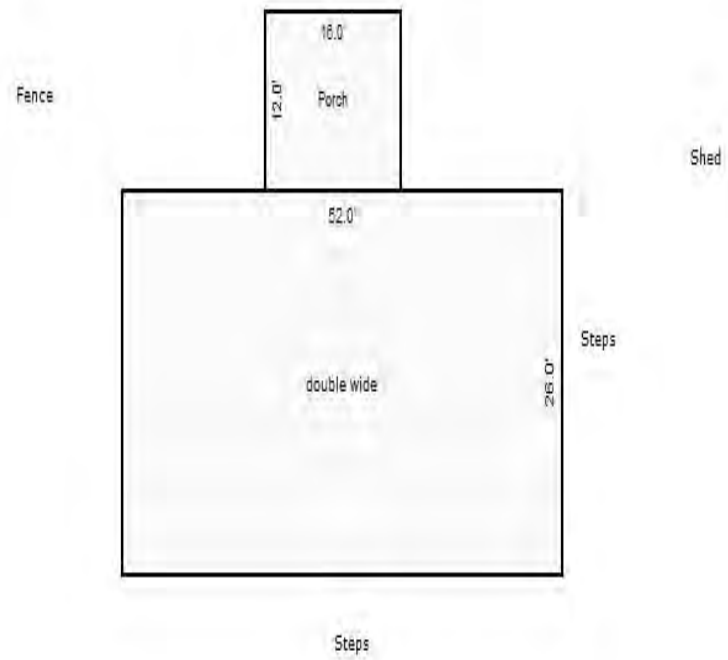
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*** Information herein deemed reliable but not guaranteed***



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 192 20 25	Type Treated Wood Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																							
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 15 Floor Area: 1,352 Total Base New : 133,736 Total Depr Cost: 113,676 Estimated T.C.V: 68,206		E.C.F. X 0.600		Bsmnt Garage: Carport Area: Roof:																																																																							
Building Style: BOCA/STATE		Trim & Decoration																																																																																		
Yr Built 2003	Remodeled 0	Ex	X	Ord	Min																																																																															
Condition: Average		Lg	X	Ord	Small																																																																															
Room List		(5) Floors		Central Air Wood Furnace																																																																																
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric 150 Amps Service																																																																																
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min																																																																																
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(2) Windows		(7) Excavation		(13) Plumbing																																																																																
X	Many Avg. X Few	Basement: 0 S.F. Crawl: 1352 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																
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Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 2003 (11) Heating System: Forced Air w/ Ducts Ground Area = 1352 SF Floor Area = 1352 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,352</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>116,130</td> <td>98,711</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th>Size</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1</td> <td>933</td> <td>793</td> </tr> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>2,929</td> <td>2,490</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td>1</td> <td>3,453</td> <td>2,935</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>4,280</td> <td>3,638</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td>192</td> <td>2,986</td> <td>2,538</td> </tr> <tr> <td>Ceramic Tile Floor</td> <td>25</td> <td>879</td> <td>747</td> </tr> <tr> <td>Treated Wood</td> <td>20</td> <td>679</td> <td>577</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>1,467</td> <td>1,247</td> </tr> <tr> <td colspan="3">Totals:</td> <td></td> <td>133,736</td> <td>113,676</td> </tr> </tbody> </table> Notes: 2003 REDMANMHD ECF (4091 SEELEY & ROOSTED RD AREA) 0.600 => TCV: 68,206													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,352			Total:				116,130	98,711	Average Fixture(s)	Size	Cost	Depr.	1	1	933	793	3 Fixture Bath	1	2,929	2,490	Water/Sewer				1000 Gal Septic	1	3,453	2,935	Water Well, 100 Feet	1	4,280	3,638	Deck				Treated Wood	192	2,986	2,538	Ceramic Tile Floor	25	879	747	Treated Wood	20	679	577	Built-Ins				Appliance Allow.	1	1,467	1,247	Totals:				133,736	113,676
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																															
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*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Medina™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCNABB	HOLLIDAY RAYMOND J & SHER	95,000	10/15/2003	WD	WARRANTY DEED	MLS	MLS	0.0
CAIN	MCNABB	89,000	06/01/2001	WD	Download	03-0:5693		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
11784 ROSTED RD						
School: LAKE CITY - 57020						
P.R.E. 100% 02/01/2004						
Owner's Name/Address	MAP #:					
HOLLIDAY RAYMOND J & SHERRY L 11784 ROSTED RD CADILLAC MI 49601	2019 Est TCV 113,468 TCV/TFA: 72.74					

X	Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS									
			* Factors *									
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
			<Site Value F> SITE	\$10000				10000	100		10,000	
			<Site Value F> SITE	\$10000				10000	100		10,000	
			475 Actual Front Feet, 5.50 Total Acres						Total Est. Land Value =			20,000

Tax Description	X	Public Improvements	Description	Rate	Size	% Good	Cash Value
SEC 18 T22N R8W LOT 6 & 7 BELL OAKS. 4/17/2017 COMBINED WITH 009-050-007-00 FORMERLY SEC 18 T22N R8W LOT 6 & W 15 FT OF S 200 FT OF LOT 7. BELL OAKS.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	D/W/P: 4in Concrete	4.92	384	0	0

Comments/Influences	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Description	Rate	Size	% Good	Cash Value
MHD FOR 00 GRG @75% GRG COMP FOR 01 01 ADD .07 AC FROM 007 AS BNDRY ADJ ADD 24X24 PC GRG FOR 02 4/2017 COMBINE LOT 7	X		LAND IMPROVE 2500	2,500.00	1	100	2,500
			Total Estimated Land Improvements True Cash Value =				2,500

Topography of Site	X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X		2019	10,000	46,700	56,700			44,362C
	X		2018	10,000	48,000	58,000			43,323C
	X		2017	2,000	35,600	37,600			37,600S
	X		2016	2,700	35,300	38,000			37,479C

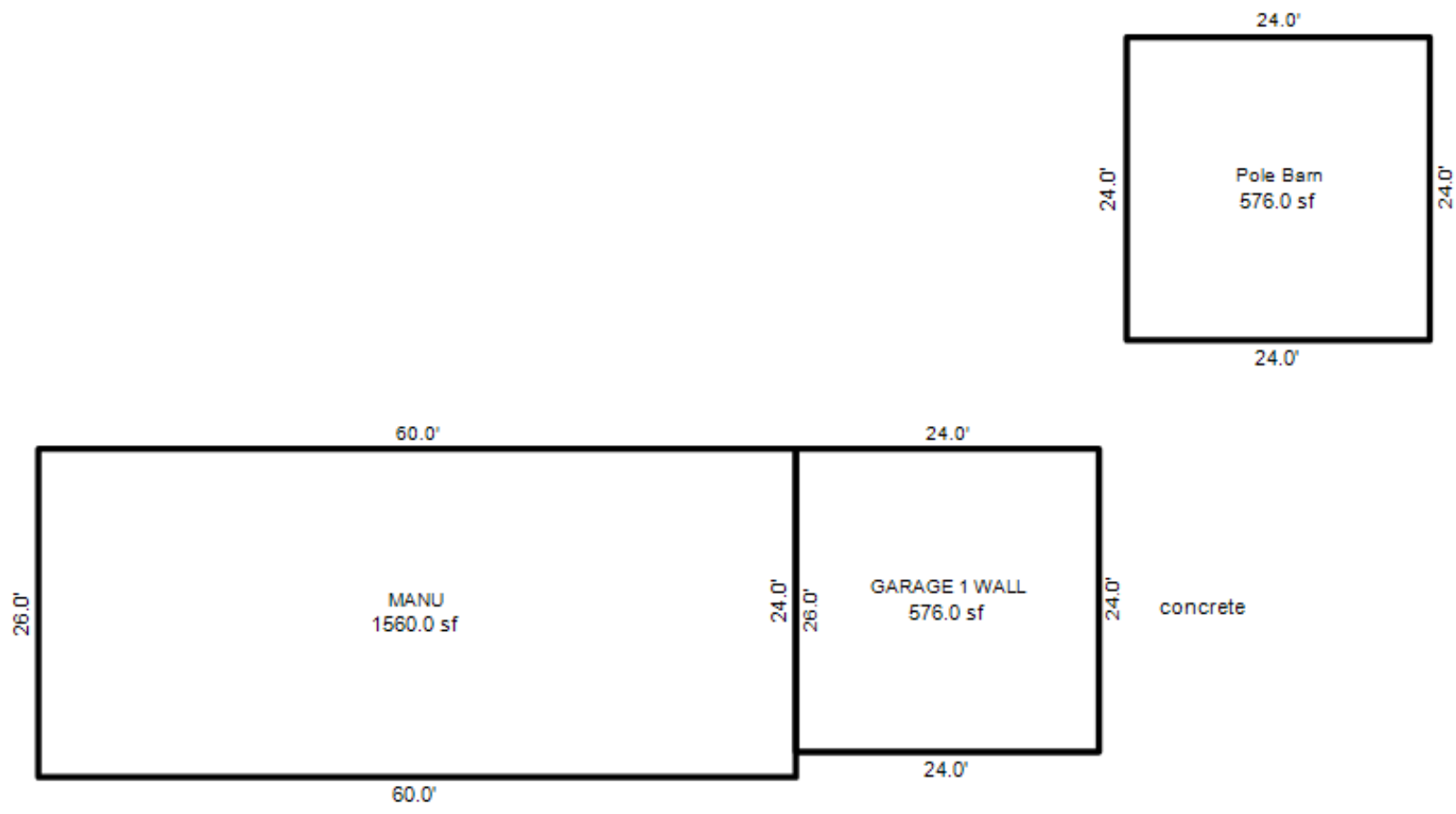


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area	Type	Year Built: 1999 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		(4) Interior Drywall Paneled	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					1					
Building Style: BOCA/STATE		Trim & Decoration													
Yr Built 1999		Remodeled 0		Ex X Ord Min			Size of Closets								
Condition: Average		Lg X Ord Small		Doors Solid X H.C.			Central Air Wood Furnace								
Room List		(5) Floors					(12) Electric								
Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Other: Other:					150 Amps Service								
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE			Cls CD		Blt 1999			
Wood/Shingle Aluminum/Vinyl Brick				Ex. X Ord. Min			(11) Heating System: Forced Air w/ Ducts								
Insulation				No. of Elec. Outlets			Ground Area = 1560 SF Floor Area = 1560 SF.								
(2) Windows		(7) Excavation		Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88								
Many Avg. X Large Avg. Small		Basement: 0 S.F. Crawl: 1560 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Building Areas								
X		(8) Basement		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost								
X		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Story Siding Crawl Space 1,560			Total: 131,323		115,566			
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Other Additions/Adjustments								
X		Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer Water Well 1 1000 Gal Septic 2 2000 Gal Septic			Plumbing								
X		Gable Hip Flat		1 Lump Sum Items:			Average Fixture(s) 1 933 821 3 Fixture Bath 1 2,929 2,578								
X		Gambrel Mansard Shed					Water/Sewer								
X		Asphalt Shingle					1000 Gal Septic 1 3,453 3,039 Water Well, 100 Feet 1 4,280 3,766								
Chimney:							Garages								
							Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)								
							Base Cost 576 16,877 14,852 Common Wall: 1 Wall 1 -1,906 -1,677								
							Class: CD Exterior: Pole (Unfinished)								
							Base Cost 576 11,267 9,915								
							Built-Ins								
							Appliance Allow. 1 1,467 1,291								
							Fireplaces								
							1 Prefab 1 Story 1 1,661 1,462								
							Totals: 172,284 151,613								
							Notes:								
							ECF (4091 SEELEY & ROOSTED RD AREA) 0.600 => TCVC:							90,968	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RODRIGUEZ GIOVANI R	GRR PROPERTY MANAGMENT LL	1	11/29/2017	QC	RELATED PARTY	2018-00331		100.0
LAURAIN BERT J & JOHNSON	RODRIGUEZ GIOVANI R	128,900	08/25/2016	WD	Multiple Improved	2016-02850		100.0
		12,500	11/01/2000	WD	Download	341:732		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
11650 W ROSTED RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 15,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
SEC 18 T22N R8W LOT 8 BELL OAKS.		X		* Factors * IRREGULAR WITH WETLANDS						
Comments/Influences	Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
	Dirt Road			<Site Value G>	RURAL SITES	15K	15000	100		15,000
	Gravel Road			190 Actual Front Feet, 5.38 Total Acres Total Est. Land Value = 15,000						
	Paved Road									
	Storm Sewer									
	Sidewalk									
	Water									
	Sewer									
	Electric									
	Gas									
	Curb									
	Street Lights									
	Standard Utilities									
	Underground Utils.									

Comments/Influences

- X Level
- Rolling
- Low
- High
- Landscaped
- X Swamp
- X Wooded
- Pond
- Waterfront
- Ravine
- X Wetland
- Flood Plain



Topography of Site

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	7,500	0	7,500			7,500S
2018	7,500	0	7,500			7,500S
2017	7,500	0	7,500			7,500S
2016	6,700	0	6,700			5,383C

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Who When What
 TPC 12/27/2017 INSPECTED
 TPC 04/17/2017 INSPECTED
 TPC 09/16/2016 INSPECTED

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address Class: 705 EXEMPT OTHER Zoning: Building Permit(s) Date Number Status

S BIRCHAVEN BEACH DR School: LAKE CITY - 57020

Owner's Name/Address P.R.E. 0%

BIRCHAVEN BEACH COMMON AREA PRIVATE MAP #:

2019 Est TCV 0

Improved X Vacant Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

Public Improvements * Factors *

Tax Description Description Frontage Depth Front Depth Rate %Adj. Reason Value

Comments/Influences 0.00 Total Acres Total Est. Land Value = 0

Dirt Road

Gravel Road

Paved Road

Storm Sewer

Sidewalk

Water

Sewer

Electric

Gas

Curb

Street Lights

Standard Utilities

Underground Utils.

Topography of Site

Level

Rolling

Low

High

Landscaped

Swamp

Wooded

Pond

Waterfront

Ravine

Wetland

Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2018	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2017	0	0	0			0
2016	0	0	0			0

Who When What

TPC 12/27/2017 INSPECTED

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MC GRAW KENNETH E	MC GRAW KENNETH E TRUSTEE	0	02/25/2005	WD	Not Qualified	05-0/1613		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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1634 S BIRCHAVEN BEACH DR	School: LAKE CITY - 57020					
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	P.R.E. 100% 01/22/2011					
--	------------------------	--	--	--	--	--

Owner's Name/Address	MAP #:
----------------------	--------

MCGRAW KENNETH E TRUSTEE KENNETH E MC GRAW LIVING TRUST 1634 S BIRCHAVEN BEACH DR LAKE CITY MI 49651	2019 Est TCV 463,013 TCV/TFA: 172.90
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X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
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Public Improvements	* Factors *	TRIANGLE: EFF
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
-------------	----------	-------	-------	-------	------	-------	--------	-------

GROUP B 2200	67.00	130.54	0.9294	1.0000	2200	100		137,000
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67 Actual Front Feet, 0.20 Total Acres								Total Est. Land Value = 137,000
--	--	--	--	--	--	--	--	---------------------------------

Tax Description	X	Land Improvement Cost Estimates
-----------------	---	---------------------------------

LOT 1 BIRCHAVEN BEACH EXC BEG S 89D 0' 00" E 133.2 FT FROM SW COR LOT 1: TH S 89D 0' 00" E 70.34 FT; N 30 D 31' 42" W 17.75 FT; S 77D 06' 24" W 62.81 FT TO POB.	X	Description	Rate	Size % Good	Cash Value
--	---	-------------	------	-------------	------------

	X	Residential Local Cost Land Improvements			
--	---	--	--	--	--

Comments/Influences	X	Description	Rate	Size % Good	Cash Value
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04 Split 17.5 Ft to 001-98 but appears FF was greater than 83 to start with.. Made Correction for 05. but adjusted size shape. (triangular lot) 04 SPLIT 17.75 FT TO 001-98 FOR 05	X	LAND IMPROVE 1000	1,000.00	2 95	1,900
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Total Estimated Land Improvements True Cash Value =					1,900
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Topography of Site

Level

X Low

X High

Landscaped

Swamp

Wooded

Pond

X Waterfront

Ravine

Wetland

X Flood Plain

X Private Road

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2019	68,500	163,000	231,500			165,028C
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2018	68,500	146,200	214,700			161,161C
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2017	68,500	141,200	209,700			157,847C
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2016	56,900	130,200	187,100			156,440C
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*** Information herein deemed reliable but not guaranteed***



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 336 336	Type WPP Treated Wood	Year Built: 2000 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1.75S		Trim & Decoration		X Ex			Ord	Min								
Yr Built 2000	Remodeled 0	Size of Closets		X Lg			Ord	Small								
Condition: Average		Doors		X Solid			X	H.C.								
Room List		(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:		(12) Electric			200			Amps Service						
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures												
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex.	X	Ord.	Min	No. of Elec. Outlets								
	Insulation	(7) Excavation		Many			X	Ave.	Few	(13) Plumbing						
(2) Windows		Basement: 1722 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1			Average Fixture(s)			Cost Est. for Res. Bldg: 1 Single Family 1.75S			Cls C		Blt 2000	
X	Many Avg. Few	X	Large Avg. Small	2			3 Fixture Bath			(11) Heating System: Forced Heat & Cool						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		2			2 Fixture Bath			Ground Area = 1722 SF Floor Area = 2678 SF.						
X	Double Glass Patio Doors Storms & Screens	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.75 Story Siding			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85						
(3) Roof		(9) Basement Finish		1			1 Average Fixture(s)			Building Areas						
X	Gable Hip Flat	Recreation SF Living SF 2 Walkout Doors No Floor SF		1			3 Fixture Bath			Stories Exterior Foundation Size Cost New Depr. Cost						
X	Asphalt Shingle	(10) Floor Support		1			2 Fixture Bath			1 Story Siding						
Chimney:		Joists: Unsupported Len: Cntr.Sup:		1			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding						
		Lump Sum Items:		1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments						
				1			Public Water Public Sewer Water Well, 100 Feet			Basement, Outside Entrance, Below Grade			2		3,885 3,302	
				1			Public Water Public Sewer Water Well, 100 Feet			Plumbing						
				1			Public Water Public Sewer Water Well, 100 Feet			Average Fixture(s)						
				1			Public Water Public Sewer Water Well, 100 Feet			3 Fixture Bath			1		1,120 952	
				1			Public Water Public Sewer Water Well, 100 Feet			Porches			336		4,294 3,650	
				1			Public Water Public Sewer Water Well, 100 Feet			Deck			336		4,418 3,755	
				1			Public Water Public Sewer Water Well, 100 Feet			Garages			336		4,418 3,755	
				1			Public Water Public Sewer Water Well, 100 Feet			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
				1			Public Water Public Sewer Water Well, 100 Feet			Base Cost			440		15,704 13,348	
				1			Public Water Public Sewer Water Well, 100 Feet			Common Wall: 1 Wall			1		-2,038 -1,732	
				1			Public Water Public Sewer Water Well, 100 Feet			Door Opener			1		415 353	
				1			Public Water Public Sewer Water Well, 100 Feet			Water/Sewer			1		1,134 964	
				1			Public Water Public Sewer Water Well, 100 Feet			Public Sewer			1		1,134 964	
				1			Public Water Public Sewer Water Well, 100 Feet			Water Well, 100 Feet			1		4,407 3,746	
				1			Public Water Public Sewer Water Well, 100 Feet			Built-Ins			1		2,099 1,784	
				1			Public Water Public Sewer Water Well, 100 Feet			Appliance Allow.			1		2,099 1,784	
				1			Public Water Public Sewer Water Well, 100 Feet			Local Cost Items			1		0 0 *	
				1			Public Water Public Sewer Water Well, 100 Feet			SANITARY SEWER			1		0 0 *	
				1			Public Water Public Sewer Water Well, 100 Feet			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						

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



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MC GRAW KENNETH E & MARY	MEIJER MARK D & MARY E	12,000	07/08/2004	WD	Not Qualified	04-0/3037		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W RIDGEVIEW DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 23,075					

	Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS							
	Public Improvements			* Factors *							
Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
BEG S 89D 0' 00" E 133.2 FT FROM SW COR OF LOT 1: TH S 89D 0' 00" E 70.34 FT; N 30 D 31' 42" W 17.75 FT; S 77D 06' 24" W 62.81 FT TO POB.	X			GROUP E 1300/FF	17.75	64.00	1.0000	1.0000	1300	100	23,075
Comments/Influences	X Sewer			18 Actual Front Feet, 0.03 Total Acres					Total Est. Land Value =	23,075	
	X Electric										
	X Gas										
	Curb										
	Street Lights										
	Standard Utilities										
	Underground Utils.										

Comments/Influences

Comments/Influences



Topography of Site
Level
Rolling
Low
X High
Landscaped
Swamp
Wooded
Pond
X Waterfront
Ravine
Wetland
Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	11,500	0	11,500			5,952C
2018	11,500	0	11,500			5,813C
2017	11,500	0	11,500			5,694C
2016	11,500	0	11,500			5,644C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STEBNER MARK W	CLOVER JAMES P & LORI A (	200,000	10/15/2010	WD	Arms Length	2010-4701WD	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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1614 S BIRCHAVEN BEACH DR	School: LAKE CITY - 57020					
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Owner's Name/Address	P.R.E. 0% Cond. 2nd					
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CLOVER JAMES P & LORI A (H&W) 2412 STAGE RD IONIA MI 48846	MAP #:					
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	2019 Est TCV 196,490 TCV/TFA: 208.15					
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X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS				
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Public Improvements	* Factors *				
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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GROUP D 1500/FF	100.00	169.00	0.8123	1.0000	1500	100	121,838
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100 Actual Front Feet, 0.39 Total Acres							Total Est. Land Value =	121,838
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Tax Description		Land Improvement Cost Estimates				
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. LOTS 2 & 3 BIRCHAVEN BEACH.	X	Dirt Road					
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Comments/Influences	X	Gravel Road					
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	X	Paved Road					
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	X	Storm Sewer					
--	---	-------------	--	--	--	--	--

	X	Sidewalk					
--	---	----------	--	--	--	--	--

	X	Water					
--	---	-------	--	--	--	--	--

	X	Sewer					
--	---	-------	--	--	--	--	--

	X	Electric					
--	---	----------	--	--	--	--	--

	X	Gas					
--	---	-----	--	--	--	--	--

		Curb					
--	--	------	--	--	--	--	--

		Street Lights					
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		Standard Utilities					
--	--	--------------------	--	--	--	--	--

		Underground Utils.					
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Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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X	Level	2019	60,900	37,300	98,200			89,455C
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	Rolling	2018	60,900	31,400	92,300			87,359C
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	Low	2017	60,900	29,400	90,300			85,563C
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	High	2016	56,600	28,200	84,800			84,800S
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	Landscaped							
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	Swamp							
--	-------	--	--	--	--	--	--	--

	Wooded							
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	Pond							
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X	Waterfront							
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	Ravine							
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	Wetland							
--	---------	--	--	--	--	--	--	--

	Flood Plain							
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X	Private Road							
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Who	When	What	2019	60,900	37,300	98,200		89,455C
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TPC 12/27/2017	INSPECTED	2018	60,900	31,400	92,300			87,359C
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TPC 03/30/2015	INSPECTED	2017	60,900	29,400	90,300			85,563C
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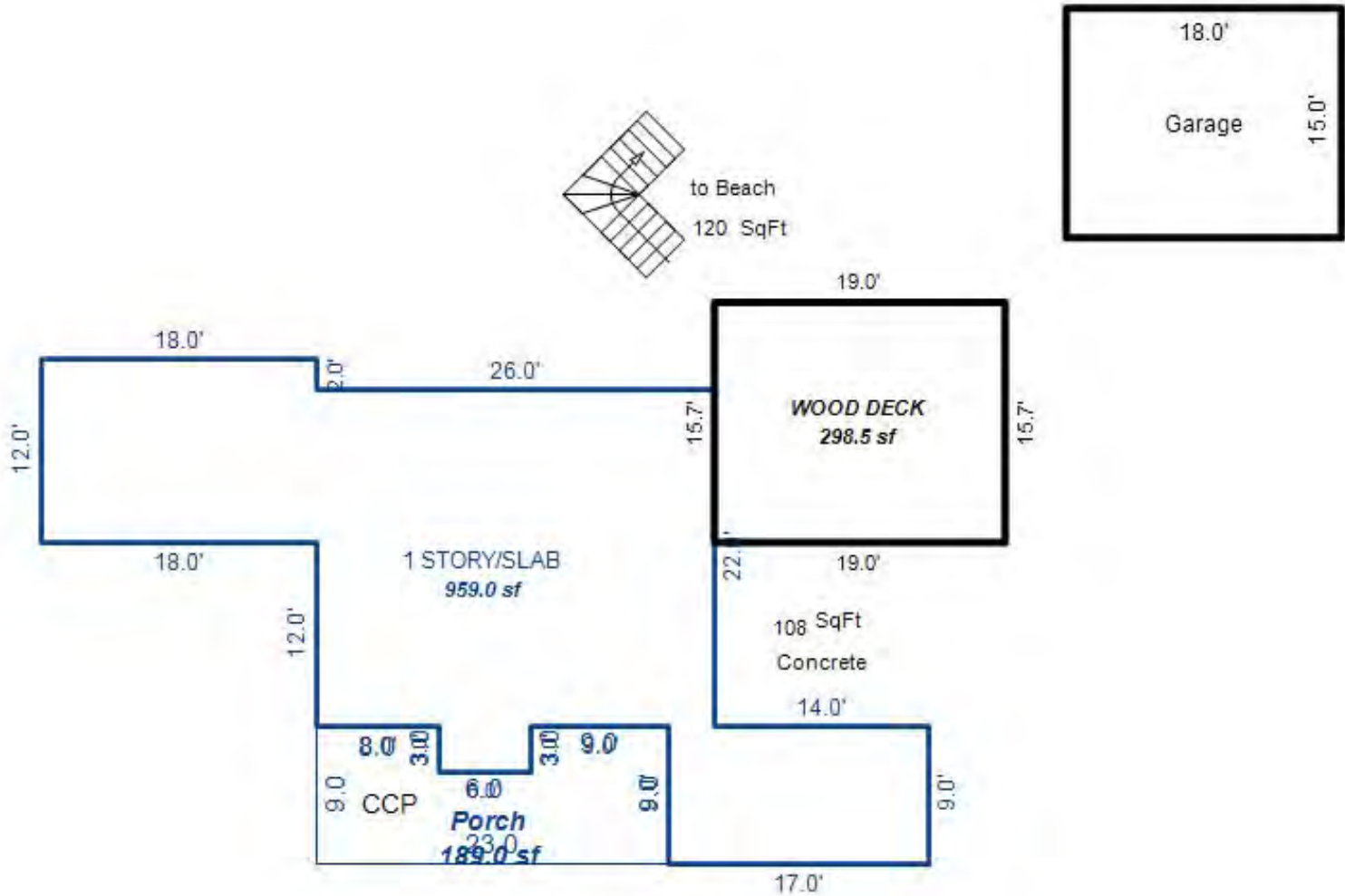
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 189 295 120	Type CCP (1 Story) Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame		Drywall Paneled			Plaster Wood T&G										
Building Style: 1S		Trim & Decoration														
Yr Built 1950	Remodeled 0	Ex	Ord	X	Min	Size of Closets										
Condition: Average		Lg	Ord	X	Small	Doors										
Room List		(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			200 Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S							Cls D Blt 1950		
X	Wood/Shingle Aluminum/Vinyl Brick			Ex.	X	Ord.	Min	No. of Elec. Outlets								
	Insulation	(7) Excavation		Many			X	Ave.	Few	Building Areas						
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 944 S.F. Height to Joists: 0.0		(13) Plumbing			Stories Exterior Foundation			Size		Cost New		Depr. Cost		
X	Many Avg. Few	X	Large Avg. Small	1	Average Fixture(s)		1 Story Siding Slab			944		76,463		45,878		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1	3 Fixture Bath		Other Additions/Adjustments									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1	2 Fixture Bath		Plumbing			1		778		467		
(3) Roof		(9) Basement Finish		1	Softener, Auto		Porches			189		3,168		1,901		
		Recreation SF Living SF Walkout Doors No Floor SF		1	Softener, Manual		Deck			295		3,873		2,324		
X	Gable Hip Flat	Gambrel Mansard Shed		1	Solar Water Heat		Water/Sewer			120		2,137		1,282		
X	Asphalt Shingle	(10) Floor Support		1	No Plumbing		Public Sewer			1		892		535		
	Chimney: Block	Joists: Unsupported Len: Cntr.Sup:		1	Extra Toilet		Water Well, 50 Feet			1		1,895		1,137		
		Recreation SF Living SF Walkout Doors No Floor SF		1	Extra Sink		Built-Ins			1		1,243		746		
				1	Separate Shower		Local Cost Items			1		0		0		
				1	Ceramic Tile Floor		SANITARY SEWER			1		0		0		
				1	Ceramic Tile Wains		Notes:			1		0		0		
				1	Ceramic Tub Alcove		ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:			1		0		0		
				1	Vent Fan		Totals:			90,449		54,270		70,551		
				1	Public Water		Lump Sum Items:									
				1	Public Sewer											
				1	Water Well											
				1	1000 Gal Septic											
				1	2000 Gal Septic											
				1	Lump Sum Items:											

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		112,500	07/01/2002	WD	Download	02-0:3314		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1604 S BIRCHAVEN BEACH DR			New House	11/12/2010	20100702	100%

Owner's Name/Address	P.R.E.	MAP #:
FLEISCHMAN JOSEPH B & SUSAN K 2531 ORE VALLEY HARTLAND MI 48353	0%	2019 Est TCV 335,001 TCV/TFA: 293.86

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
. LOT 4 BIRCHAVEN BEACH.			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	GROUP A 2200/FF	50.00	168.00	1.0000	1.0000	2200	100		110,000
	50 Actual Front Feet, 0.19 Total Acres								Total Est. Land Value = 110,000

Comments/Influences	X	Land Improvement Cost Estimates
Dirt Road		
Gravel Road		
Paved Road	X	
Storm Sewer		
Sidewalk		
Water		
X Sewer	X	Dock: Light posts 32.57 200 94 6,123
X Electric	X	D/W/P: 4in Ren. Conc. 6.21 170 94 993
X Gas	X	Residential Local Cost Land Improvements
Curb		
Street Lights		
Standard Utilities		
Underground Utils.		
		Description Rate Size % Good Cash Value LAND IMPROVE 2500 2,500.00 1 94 2,350 Total Estimated Land Improvements True Cash Value = 9,466

Topography of Site	X	Level
	X	Rolling
	X	Low
	X	High
		Landscaped
		Swamp
		Wooded
		Pond
	X	Waterfront
		Ravine
		Wetland
	X	Flood Plain
	X	PRIVATE RD

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	55,000	112,500	167,500			127,222C
			2018	60,000	104,400	164,400			124,241C
			2017	60,000	98,700	158,700			121,686C
			2016	55,000	94,600	149,600			120,601C

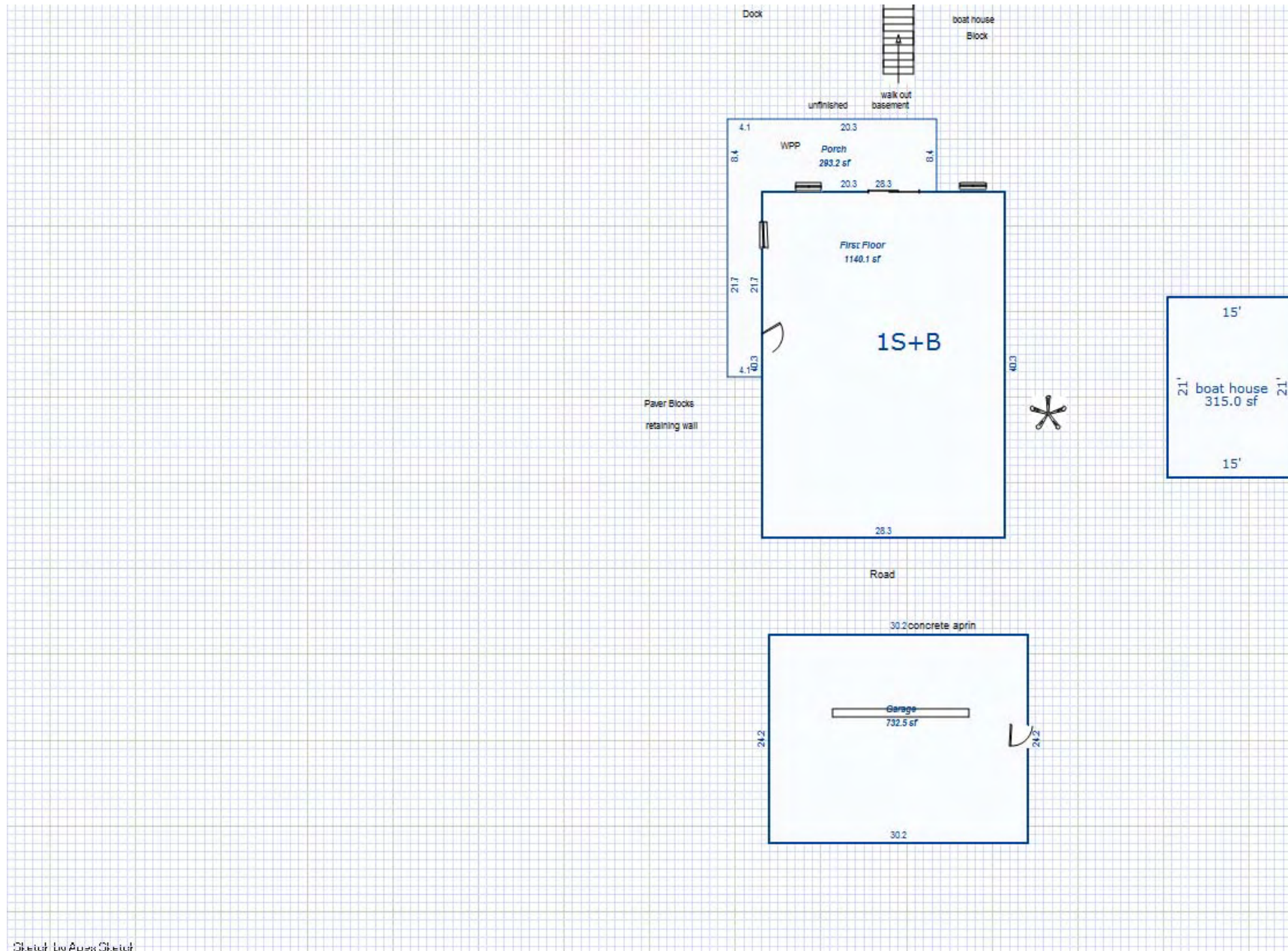
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	(4) Interior	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 171 WCP (1 Story) 122 WPP 120 Treated Wood	Type	Year Built: BH Car Capacity: Class: D Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 315 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
	Wood Frame	Drywall Paneled	Plaster Wood T&G	X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 5 Floor Area: 1,140 Total Base New : 174,529 Total Depr Cost: 165,796 Estimated T.C.V: 215,535		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:							
Building Style: 1S		Trim & Decoration		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C 5 Blt 2011		(11) Heating System: Forced Heat & Cool							
Yr Built 2011	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Ground Area = 1140 SF Floor Area = 1140 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95		Building Areas						
Condition: Average		Lg	Ord	Small	No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Siding Basement 1,140		Total: 142,254 135,135						
Room List		(5) Floors		(13) Plumbing			Other Additions/Adjustments		Basement, Outside Entrance, Below Grade		1 1,942 1,845							
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing		Average Fixture(s)		1 1,120 1,064							
(1) Exterior		(6) Ceilings		(14) Water/Sewer			Porches		WCP (1 Story)		171 5,484 5,210		122 2,532 2,405					
Wood/Shingle Aluminum/Vinyl Brick		Ex.		Ord.	Min	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Deck		Treated Wood		120 2,236 2,124					
Insulation		(7) Excavation		Lump Sum Items:			Garages		Class: D Exterior: Block Foundation: 42 Inch (Unfinished)		Base Cost		315 11,321 10,755					
(2) Windows	Many Avg. Few	Large Avg. Small	Basement: 1140 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Water/Sewer		Public Sewer		1 1,134 1,077					
Many Avg. Few	Large Avg. Small	(8) Basement			Public Water			Water Well, 100 Feet		Built-Ins		Appliance Allow.		1 2,099 1,994				
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Water Well 1000 Gal Septic 2000 Gal Septic			Notes:		Totals:		174,529 165,796		ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCv: 215,535				
Double Glass Patio Doors Storms & Screens		(9) Basement Finish																
(3) Roof	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF 1 Walkout Doors No Floor SF															
Asphalt Shingle		(10) Floor Support																
Chimney:		Joists: Unsupported Len: Cntr.Sup:																

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



Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		150,000	06/01/2002	WD	Download	02-0:2613		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1594 S BIRCHAVEN BEACH DR			New House	06/04/2013	2013-0192	100%

Owner's Name/Address	P.R.E. 100% 06/19/2018	MAP #:
GRIER R DIXON & PATRICA A TRUST 1594 S BIRCHAVEN BEACH DR LAKE CITY MI 49651		2019 Est TCV 486,829 TCV/TFA: 313.88

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
. LOT 5 BIRCHAVEN BEACH.			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	GROUP A 2200/FF	50.00	164.00	1.0000	1.0000	2200	100		110,000
	50 Actual Front Feet, 0.19 Total Acres								Total Est. Land Value = 110,000

Comments/Influences	X	Land Improvement Cost Estimates
Dirt Road		
Gravel Road		
Paved Road	X	
Storm Sewer		
Sidewalk		
Water		
X Sewer	X	Dock: Light posts 36.09 320 0 0
X Electric	X	D/W/P: 3.5 Concrete 5.76 280 0 0
X Gas	X	D/W/P: Crushed Rock 1.88 960 0 0
Curb		Wood Frame 27.68 108 94 2,810
Street Lights		Residential Local Cost Land Improvements
Standard Utilities		Description Rate Size % Good Cash Value
Underground Utils.		LAND IMPROVE 5000 5,000.00 1 95 4,750
		Total Estimated Land Improvements True Cash Value = 7,560



Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Rolling		2019	55,000	188,400	243,400			194,848C
X High		2018	60,000	172,100	232,100		232,100W	190,282C
Landscaped		2017	60,000	164,000	224,000			186,369C
Swamp		2016	55,000	157,200	212,200			184,707C
Wooded								
Pond								
X Waterfront								
Ravine								
Wetland								
Flood Plain								
X PRIVATE RD								

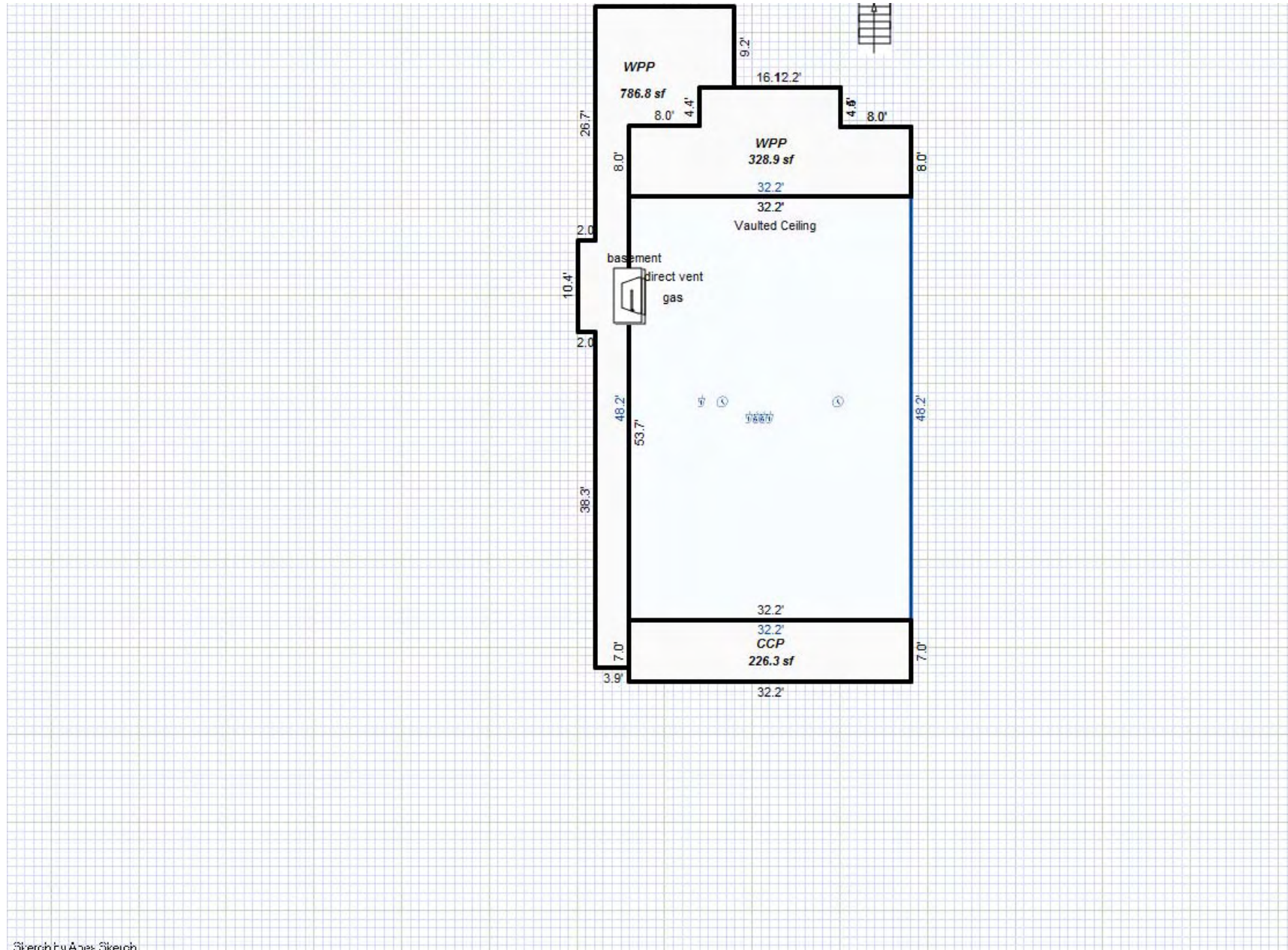
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2018	60,000	172,100	232,100		232,100W	190,282C
TPC	03/30/2015	INSPECTED	2017	60,000	164,000	224,000			186,369C
TPC	10/20/2014	INSPECTED	2016	55,000	157,200	212,200			184,707C

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

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family		Eavestrough			X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 2 Direct-Vented Ga			Area 328 786 226 120	WPP WPP CCP (1 Story) WPP		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	Mobile Home Town Home Duplex A-Frame		0 Front Overhang 0 Other Overhang									(4) Interior									Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling
Wood Frame			Drywall Paneled			Plaster Wood T&G			Central Air Wood Furnace			Class: BC Effec. Age: 3 Floor Area: 1,551 Total Base New : 292,838 Total Depr Cost: 284,053 Estimated T.C.V: 369,269			E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S			Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1551 SF Floor Area = 1551 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97			Cls BC Blt 2014								
Yr Built	Remodeled	Size of Closets									Building Areas									
2014	0	Ex	Ord	Min																
Condition: Average			Lg	Ord	Small	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost											
Room List			Doors Solid H.C.						1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath			Total: 213,967 207,548								
Basement			Kitchen: Other: Other:						Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Basement, Outside Entrance, Below Grade			2 5,454 5,290					
1st Floor			(6) Ceilings			No./Qual. of Fixtures			Plumbing			Average Fixture(s)			1 1,649 1,600					
2nd Floor						Ex. Ord. Min						3 Fixture Bath			1 5,184 5,028					
2 Bedrooms						No. of Elec. Outlets						2 Fixture Bath			1 3,473 3,369					
(1) Exterior			(7) Excavation									Average Fixture(s)			1 1,649 1,600					
Wood/Shingle			Basement: 1551 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0									3 Fixture Bath			1 5,184 5,028					
Aluminum/Vinyl												2 Fixture Bath			1 3,473 3,369					
Brick												Average Fixture(s)			1 1,649 1,600					
Insulation			(8) Basement									3 Fixture Bath			1 5,184 5,028					
(2) Windows			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor									2 Fixture Bath			1 3,473 3,369					
Many Avg. Few Large Avg. Small												Average Fixture(s)			1 1,649 1,600					
Wood Sash			(9) Basement Finish									3 Fixture Bath			1 5,184 5,028					
Metal Sash			1000 Recreation SF Living SF									2 Fixture Bath			1 3,473 3,369					
Vinyl Sash			2 Walkout Doors No Floor SF									Average Fixture(s)			1 1,649 1,600					
Double Hung			(10) Floor Support									3 Fixture Bath			1 5,184 5,028					
Horiz. Slide			1 Public Water 1 Public Sewer									2 Fixture Bath			1 3,473 3,369					
Casement			Joists: Unsupported Len: Cntr.Sup:									Average Fixture(s)			1 1,649 1,600					
Double Glass												3 Fixture Bath			1 5,184 5,028					
Patio Doors												2 Fixture Bath			1 3,473 3,369					
Storms & Screens												Average Fixture(s)			1 1,649 1,600					
(3) Roof												3 Fixture Bath			1 5,184 5,028					
Gable Hip Flat Gambrel Mansard Shed												2 Fixture Bath			1 3,473 3,369					
Asphalt Shingle												Average Fixture(s)			1 1,649 1,600					
Chimney:												3 Fixture Bath			1 5,184 5,028					
Lump Sum Items:															Notes:			ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCY: 369,269		
															Totals: 292,838 284,053					

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		310,000	03/01/2001	WD	Download	01-0:1100		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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1574 S BIRCHAVEN BEACH DR	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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SLACHTER MICHAEL & KIMBERLY J 3533 92ND STREET CALEDONIA MI 49316	2019 Est TCV 284,677 TCV/TFA: 288.72					
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X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS				
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Public Improvements	* Factors *					
	Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason Value

	GROUP D 1500/FF 100.00 161.00 0.8123 1.0000 1500 100					121,838
	100 Actual Front Feet, 0.37 Total Acres				Total Est. Land Value =	121,838

Tax Description	X	Dirt Road				
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. LOTS 6 & 7 BIRCHAVEN BEACH.	X	Gravel Road				
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Comments/Influences	X	Paved Road				
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	X	Storm Sewer				
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	X	Sidewalk				
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	X	Water				
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	X	Dock: Light posts	32.57	320	0	0
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	X	D/W/P: 3.5 Concrete	5.00	2484	0	0
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	X	Electric				
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	X	Gas				
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	X	Curb				
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	X	Street Lights				
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	X	Standard Utilities				
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	X	Underground Utils.				
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	X	Topography of Site				
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	X	Level				
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	X	Rolling				
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	X	Low				
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	X	High				
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	X	Landscaped				
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	X	Swamp				
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	X	Wooded				
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	X	Pond				
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	X	Waterfront				
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	X	Ravine				
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	X	Wetland				
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	X	Flood Plain				
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	X	PRIVATE RD				
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	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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	X	2019	60,900	81,400	142,300			141,874C
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	X	2018	60,900	80,100	141,000			138,549C
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	X	2017	60,900	74,800	135,700			135,700S
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	X	2016	69,600	71,700	141,300			139,461C
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Who	When	What	2019	60,900	81,400	142,300		141,874C
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TPC 12/27/2017	INSPECTED	2018	60,900	80,100	141,000			138,549C
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TPC 03/30/2015	INSPECTED	2017	60,900	74,800	135,700			135,700S
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TPC 10/15/2013	INSPECTED	2016	69,600	71,700	141,300			139,461C
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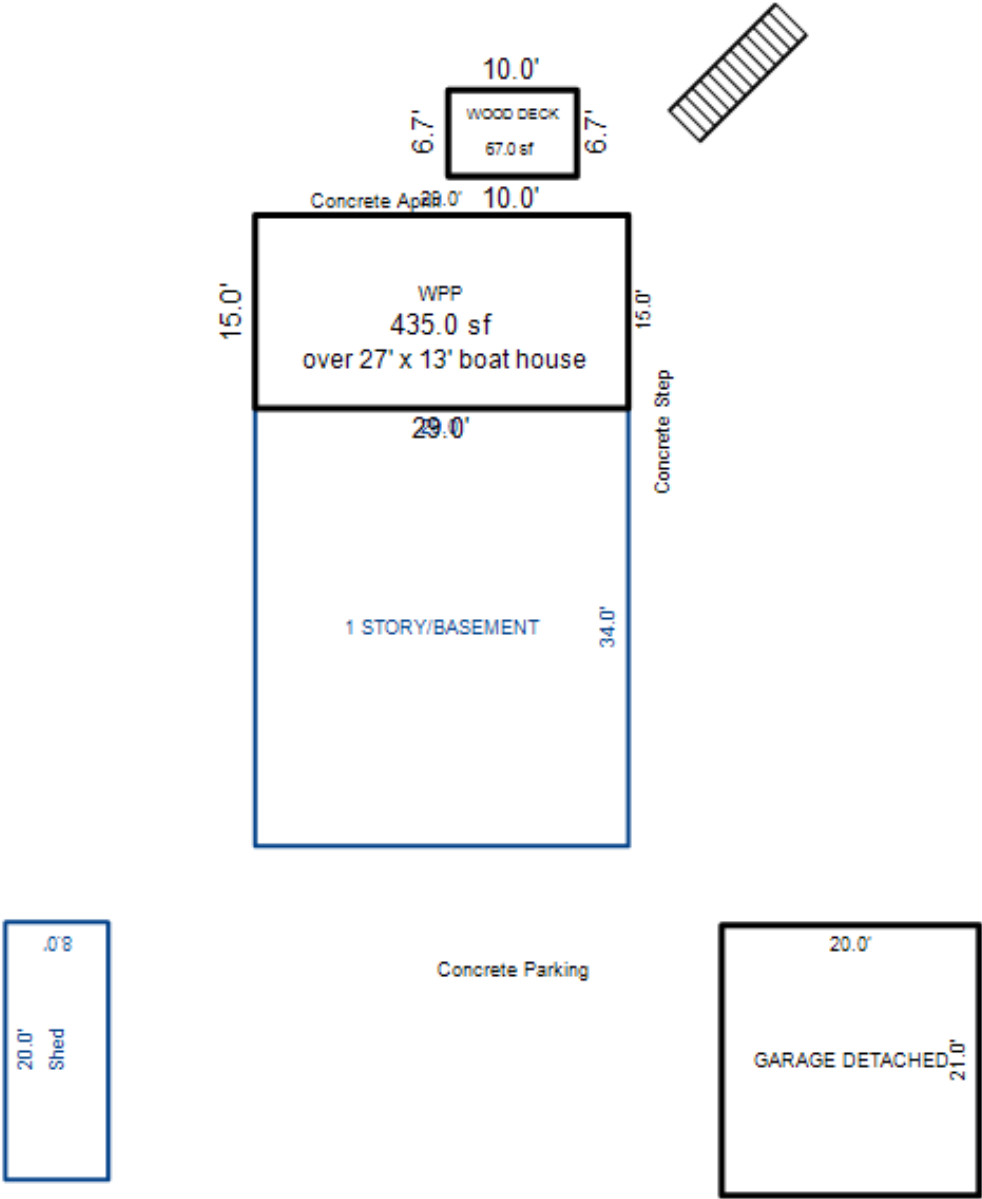
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*** Information herein deemed reliable but not guaranteed***



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1974 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 420 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Plaster X Paneled Wood T&G	X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: C Effec. Age: 35 Floor Area: 986 Total Base New : 189,900 Total Depr Cost: 123,434 Estimated T.C.V: 160,464		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C		Blt 1974		
Yr Built 1974	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures			Ground Area = 986 SF Floor Area = 986 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
Condition: Average		Lg	X Ord	Small	200 Amps Service			1 Story Siding Basement		Total:		113,708 73,911			
Room List		(5) Floors		(6) Ceilings			(13) Plumbing		Other Additions/Adjustments		Basement, Outside Entrance, Below Grade		1 1,942 1,262		
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		X Drywall			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing		Average Fixture(s) 3 Fixture Bath		1 1,120 728 1 3,525 2,291	
(1) Exterior		(7) Excavation		Ex. X Ord. Min			No. of Elec. Outlets			Porches		WPP		435 5,546 3,605	
X	Wood/Shingle Aluminum/Vinyl Brick	Basement: 986 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few			(14) Water/Sewer			Deck		Treated Wood		435 5,229 3,399	
(2) Windows		(8) Basement		1 Average Fixture(s) 2 3 Fixture Bath			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages		Treated Wood		67 1,572 1,022	
X	Many Avg. X Large Avg. Small	(9) Basement Finish		Lump Sum Items: 250			Water/Sewer			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		420 13,570 8,820	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: C Exterior: Block Foundation: 42 Inch (Unfinished)		Base Cost		435 16,391 10,654	
X	Double Glass Patio Doors Storms & Screens	986 Recreation SF Living SF 1 Walkout Doors No Floor SF		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items: 250			Water/Sewer		Public Sewer		1 1,134 737	
(3) Roof		(10) Floor Support		1 Water Well 1000 Gal Septic 2000 Gal Septic			Water Well, 100 Feet			Built-Ins		Appliance Allow.		1 2,099 1,364	
X	Gable Hip Flat	Gambrel Mansard Shed		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Fireplaces			Exterior 1 Story		1 4,942 3,212		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>	
X	Asphalt Shingle	Chimney:		Lump Sum Items: 250			Fireplaces			Exterior 1 Story		1 4,942 3,212		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status			
1564 S BIRCHAVEN BEACH DR		School: LAKE CITY - 57020									
Owner's Name/Address		P.R.E. 100% 05/03/1999									
MOORE SHERMAN W & JUDITH PO BOX 382 LAKE CITY MI 49651		MAP #:									
		2019 Est TCV 276,378 TCV/TFA: 189.56									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS							
. LOT 8 BIRCHAVEN BEACH.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		GROUP A 2200/FF 50.00 158.00 1.0000 1.0000 2200 100 110,000							
		Paved Road		50 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 110,000							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		D/W/P: Crushed Rock	1.72	576	0	0			
		X	Sewer	D/W/P: Patio Blocks	11.84	119	0	0			
		X	Electric	Residential Local Cost Land Improvements							
		X	Gas	Description	Rate	Size	% Good	Cash Value			
		Curb		LAND IMPROVE 1000	1,000.00	1	94	940			
		Street Lights		Total Estimated Land Improvements True Cash Value = 940							
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		X	Rolling								
		Low									
		X	High								
		X	Landscaped								
		Swamp									
		Wooded									
		Pond									
		X	Waterfront								
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		X	PRIVATE RD	2019	55,000	83,200	138,200			92,608C	
		TPC 12/27/2017 INSPECTED		2018	60,000	81,100	141,100			90,438C	
		TPC 03/30/2015 INSPECTED		2017	60,000	75,700	135,700			88,578C	
		TPC 10/20/2014 INSPECTED		2016	55,000	69,800	124,800			87,788C	

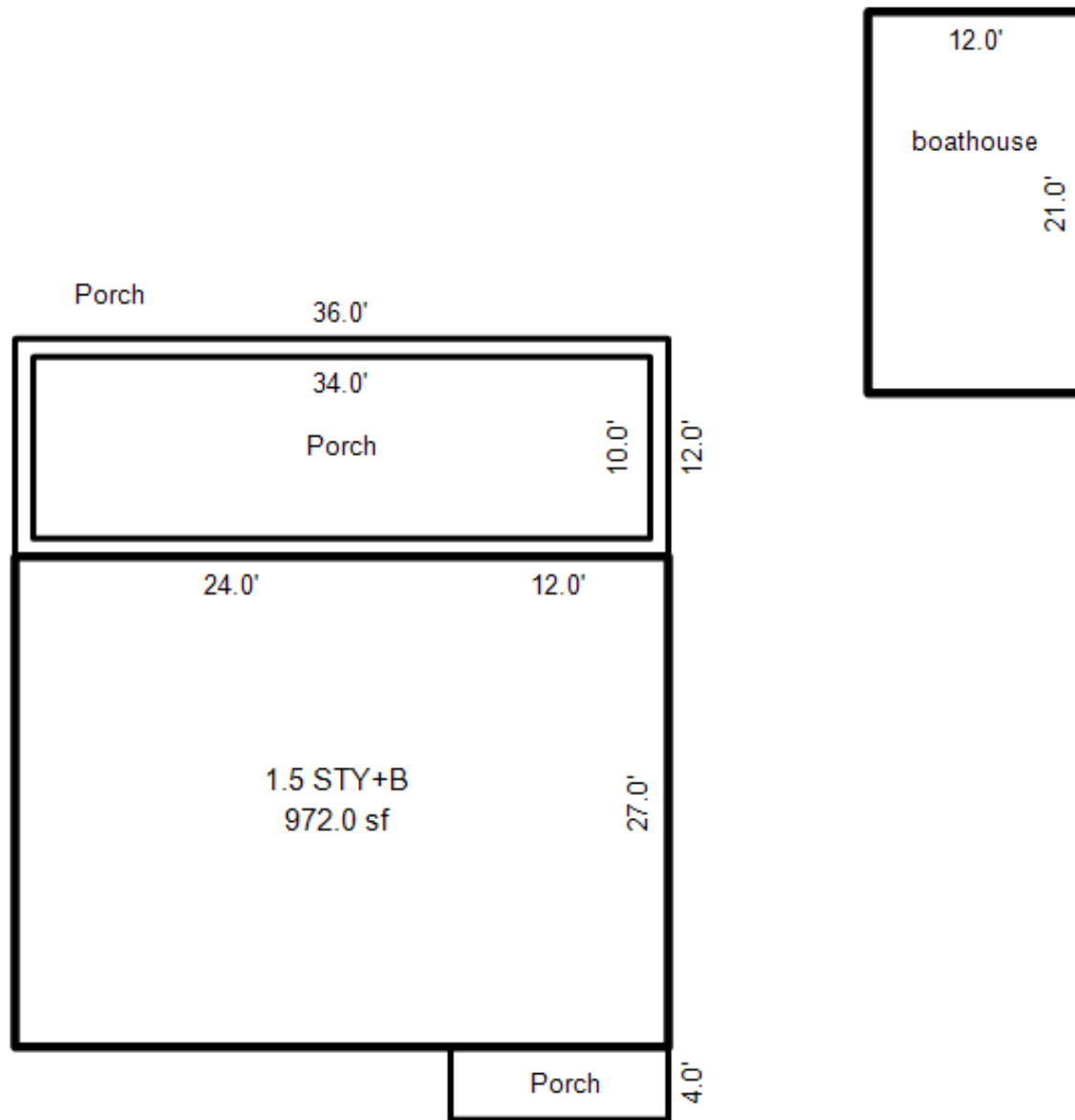


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)			(11) Heating/Cooling				(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																																											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 340 WPP 48 CCP (1 Story) 432 Treated Wood 32 Wood Balcony	Type	Year Built: BH Car Capacity: Class: C Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 252 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																										
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	X																																																																																																																																				
Building Style: 1.5S		Trim & Decoration																																																																																																																																								
Yr Built 1969	Remodeled 1984	Ex	X	Ord		Min	Size of Closets																																																																																																																																			
Condition: Average		Lg	X	Ord		Small																																																																																																																																				
Room List		(5) Floors			Central Air Wood Furnace																																																																																																																																					
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:			(12) Electric 200 Amps Service																																																																																																																																					
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures Ex. X Ord. Min																																																																																																																																					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall				No. of Elec. Outlets Many X Ave. Few																																																																																																																																			
(2) Windows		(7) Excavation			(13) Plumbing																																																																																																																																					
X	Many Avg. X Large Avg. Small	Basement: 972 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																																																					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor																																																																																																																																							
(3) Roof		(8) Basement																																																																																																																																								
X	Gable Hip Flat Gambrel Mansard Shed	(9) Basement Finish																																																																																																																																								
X	Asphalt Shingle	486	Recreation SF Living SF 1 Walkout Doors No Floor SF																																																																																																																																							
Chimney:		(10) Floor Support																																																																																																																																								
		Joists: Unsupported Len: Cntr.Sup:			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:																																																																																																																																					
Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Electric Baseboard Ground Area = 972 SF Floor Area = 1458 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.5 Story</td> <td>Siding</td> <td>Basement</td> <td>972</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>147,556</td> <td>95,900</td> </tr> </tbody> </table> Other Additions/Adjustments <table border="1"> <thead> <tr> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Stone Veneer</td> <td></td> <td>100</td> <td>2,881</td> <td>1,873</td> </tr> <tr> <td>Basement, Outside Entrance, Below Grade</td> <td></td> <td>1</td> <td>1,942</td> <td>1,262</td> </tr> <tr> <td>Plumbing</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Average Fixture(s)</td> <td></td> <td>1</td> <td>1,120</td> <td>728</td> </tr> <tr> <td>3 Fixture Bath</td> <td></td> <td>1</td> <td>3,525</td> <td>2,291</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>WPP</td> <td></td> <td>340</td> <td>4,345</td> <td>2,824</td> </tr> <tr> <td>CCP (1 Story)</td> <td></td> <td>48</td> <td>1,104</td> <td>718</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td></td> <td>432</td> <td>5,206</td> <td>3,384</td> </tr> <tr> <td>Balcony</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Wood Balcony</td> <td></td> <td>32</td> <td>989</td> <td>643</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="5">Class: C Exterior: Block Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td></td> <td>252</td> <td>10,072</td> <td>6,547</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Public Sewer</td> <td></td> <td>1</td> <td>1,134</td> <td>737</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td></td> <td>1</td> <td>4,407</td> <td>2,865</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td></td> <td>1</td> <td>2,099</td> <td>1,364</td> </tr> </tbody> </table> <<<< Calculations too long. See Valuation printout for complete pricing. >>>>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Basement	972			Total:				147,556	95,900	Exterior	Foundation	Size	Cost New	Depr. Cost	Stone Veneer		100	2,881	1,873	Basement, Outside Entrance, Below Grade		1	1,942	1,262	Plumbing					Average Fixture(s)		1	1,120	728	3 Fixture Bath		1	3,525	2,291	Porches					WPP		340	4,345	2,824	CCP (1 Story)		48	1,104	718	Deck					Treated Wood		432	5,206	3,384	Balcony					Wood Balcony		32	989	643	Garages					Class: C Exterior: Block Foundation: 18 Inch (Unfinished)					Base Cost		252	10,072	6,547	Water/Sewer					Public Sewer		1	1,134	737	Water Well, 100 Feet		1	4,407	2,865	Built-Ins					Appliance Allow.		1	2,099	1,364
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHECINSKI ANDRZEJ	CHECINSKI ANDRZEJ & MALGO	0	05/27/2016	QC	FAMILY SALE	2016-02041	PTA	0.0
THOMPSON EILEEN V	CHECINSKI ANDRZEJ	0	05/24/2016	WD	LAND CONTRACT	2016-02040		0.0
THOMPSON EILEEN	CHECINSKI ANDRZEJ	240,000	08/28/2015	LC	LAND CONTRACT	2015-02920	PTA	100.0

Property Address: 1554 S BIRCHAVEN BEACH DR
 Class: 401 RESIDENTIAL-I Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY - 57020
 P.R.E. 0%
 MAP #:

Owner's Name/Address: CHECINSKI ANDRZEJ & MALGORZATA
 2414 HAWTHORN DR
 UTICA MI 48316
 2019 Est TCV 257,614 TCV/TFA: 219.06

X Improved Vacant Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

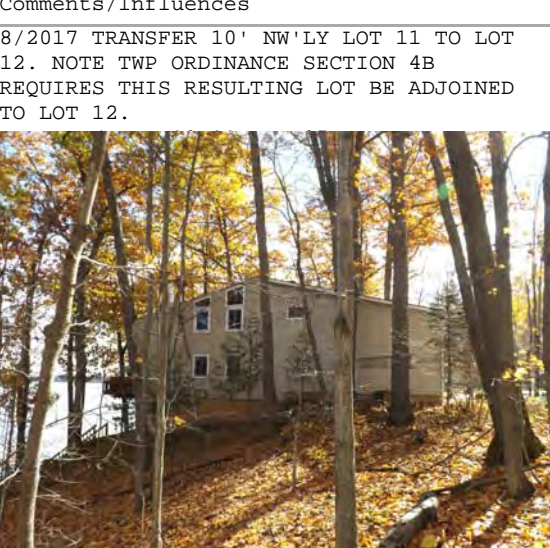
Public Improvements * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 GROUP C 1200/FF 140.00 156.00 0.8139 1.0000 1200 100 136,734
 140 Actual Front Feet, 0.50 Total Acres Total Est. Land Value = 136,734

Tax Description: LOTS 9, 10 & 11 EXC 10' WIDE STRIP NW'L/Y SIDE OF LOT 11 BIRCHAVEN BEACH UNIT SEC10 T22N R8W
 8/2017 TRANSFER 10' NW'LY LOT 11 TO LOT 12
 FORMERLY LOTS 9, 10, & 11. BIRCHAVEN BEACH.

X Dirt Road
 X Gravel Road
 X Paved Road
 X Storm Sewer
 X Sidewalk
 X Water
 X Sewer
 X Electric
 X Gas
 X Curb
 X Street Lights
 X Standard Utilities
 X Underground Utils.

Land Improvement Cost Estimates
 Description Rate Size % Good Cash Value
 D/W/P: 3.5 Concrete 4.68 192 71 638
 Wood Frame 18.89 120 73 1,655
 Total Estimated Land Improvements True Cash Value = 2,293

Comments/Influences: 8/2017 TRANSFER 10' NW'LY LOT 11 TO LOT 12. NOTE TWP ORDINANCE SECTION 4B REQUIRES THIS RESULTING LOT BE ADJOINED TO LOT 12.



Topography of Site
 Level
 X Rolling
 Low
 X High
 Landscaped
 Swamp
 Wooded
 Pond
 X Waterfront
 Ravine
 Wetland
 Flood Plain
 X PRIVATE RD

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	68,400	60,400	128,800			125,374C
2018	68,400	57,500	125,900			122,436C
2017	72,200	55,600	127,800			124,611C
2016	72,200	51,300	123,500			123,500S

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	08/07/2017	INSPECTED
TPC	03/30/2015	INSPECTED

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 2 Wood Stove Direct-Vented Ga	Area Type	Year Built: 1983 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 288 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G										
Building Style: 1.75S		Trim & Decoration													
Yr Built 1973	Remodeled 0	Ex	X	Ord		Min	Size of Closets								
Condition: Average		Lg		Ord	X	Small	Doors								
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric								
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		200 Amps Service											
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.75S						Cls CD Blt 1973		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	Ex.	X	Ord.		Min	(11) Heating System: Forced Hot Water Ground Area = 672 SF Floor Area = 1176 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60						
(2) Windows		(7) Excavation		No. of Elec. Outlets			Building Areas								
X	Many Avg. X Few		Large Avg. Small	Many	X	Ave.		Few	Stories Exterior Foundation Size Cost New Depr. Cost						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	(13) Plumbing			Plumbing Areas								
(3) Roof		(8) Basement		Average Fixture(s)			Other Additions/Adjustments								
X	Gable Hip Flat		Gambrel Mansard Shed	1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Basement, Outside Entrance, Below Grade								
X	Asphalt Shingle	286	Recreation SF Living SF 1 Walkout Doors No Floor SF	(14) Water/Sewer			Plumbing								
Chimney: Metal		(9) Basement Finish		Public Water			Porches								
		(10) Floor Support		Public Sewer			Deck								
		Joists: Unsupported Len: Cntr.Sup:		Water Well			Garages								
				1000 Gal Septic 2000 Gal Septic			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)								
				Lump Sum Items:			Base Cost								
							Storage Over Garage								
							Common Wall: 1 Wall								
							Door Opener								
							Water/Sewer								
							Public Sewer								
							Water Well, 100 Feet								
							Built-Ins								
							Appliance Allow.								
							Fireplaces								
							Wood Stove								
							<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								

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Sketch by Apex IVT™

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHECINSKI ANDZEJ & CHECIN	ZYSK CAROLYN D	1	08/11/2017	QC	Split Vacant	2017-02496		8.0
ZYSK DONALD H & CAROLYN D	ZYSK CAROLYN D	0	03/28/2013	DC	CERTIFICATE OF DEATH	2013-01949 DC		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1524 S BIRCHAVEN BEACH DR			Deck/Porch	11/21/2017	2017-0601	100%

Owner's Name/Address	P.R.E.	MAP #:
ZYSK CAROLYN D 1524 S BIRCHAVEN BEACH DR LAKE CITY MI 49651	0%	2019 Est TCV 217,312 TCV/TFA: 212.22

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS							
				Description	Frontage	Depth	Rate %Adj.	Reason	Value		
LOT 12 & A 10' WIDE STRIP OFF THE NW'LY SIDE OF LOT 11 BIRCHAVEN BEACH UNIT SEC10 T22N, R8W	X			GROUP A 2200/FF	60.00	149.00	0.9554	1.0000	2200	100	126,118
8/2017 TRANSFER 10' FROM LOT 11 FORMERLY. LOT 12 BIRCHAVEN BEACH.	X			60 Actual Front Feet, 0.20 Total Acres				Total Est. Land Value =			126,118

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates				
				Description	Rate	Size % Good	Cash Value	
8/2017 TRANSFER 10' NW'LY LOT 11 TO LOT 12	X			D/W/P: 3.5 Concrete	4.68	132	0	0
	X			Wood Frame	19.92	96	50	956

Tax Description	X	Improved	Vacant	Residential Local Cost Land Improvements				
				Description	Rate	Size % Good	Cash Value	
	X			LAND IMPROVE 1000	1,000.00	1	95	950
	X			Total Estimated Land Improvements True Cash Value =				1,906

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling	X	Low	2019	63,100	45,600	108,700			77,748C
High	X	Landscaped	2018	68,800	42,600	111,400			75,926C
Swamp		Wooded	2017	60,000	38,900	98,900			65,672C
Pond		Pond	2016	55,000	37,200	92,200			65,087C
Waterfront	X	Ravine							
Wetland		Flood Plain							
PRIVATE RD	X								



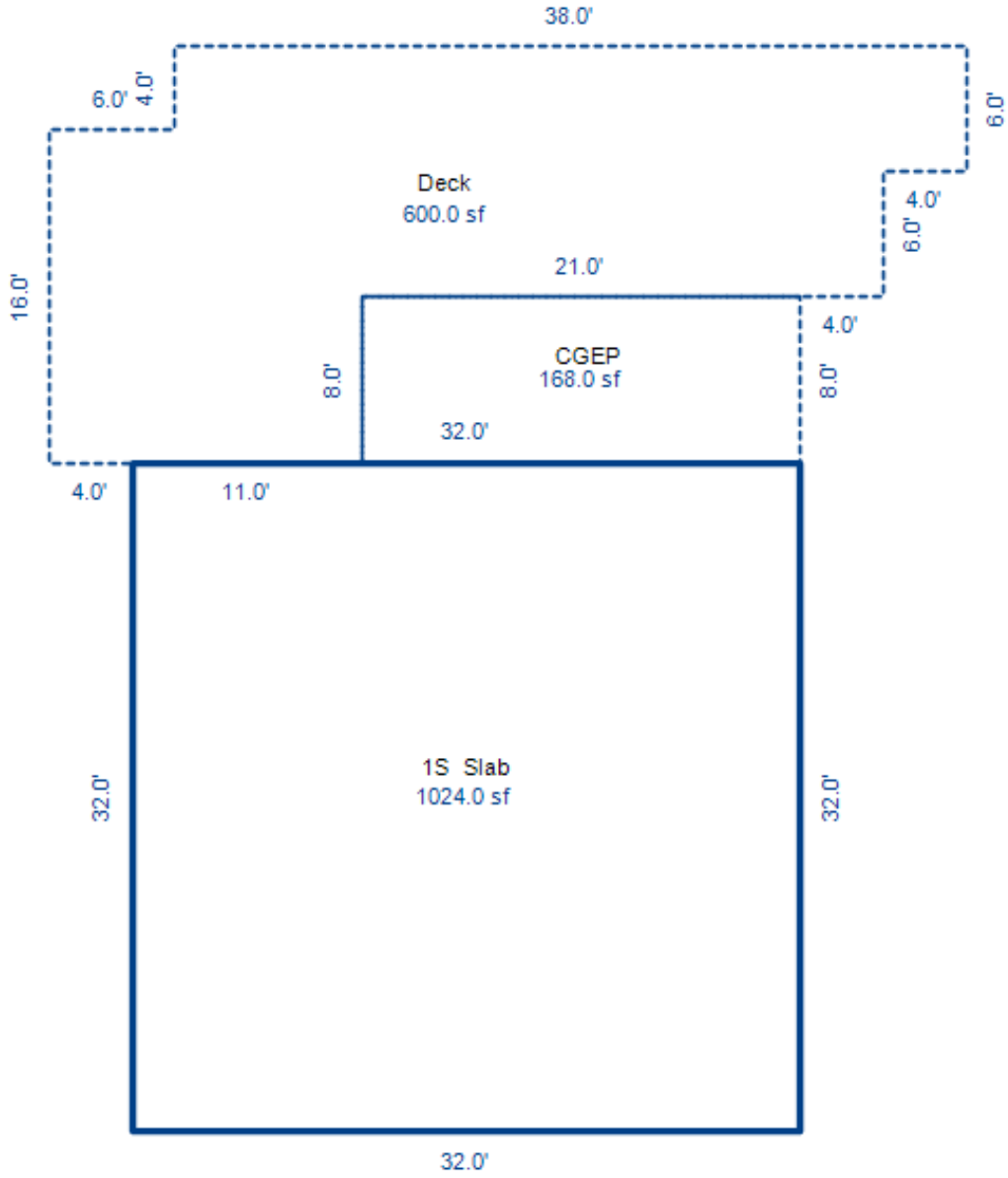
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	12/16/2017	INSPECTED	2019	63,100	45,600	108,700			77,748C
TPC	08/07/2017	INSPECTED	2018	68,800	42,600	111,400			75,926C
TPC	03/30/2015	INSPECTED	2017	60,000	38,900	98,900			65,672C
			2016	55,000	37,200	92,200			65,087C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 168 600	Type CGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Exterior Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame		(4) Interior Drywall X Paneled	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace												
Yr Built 1953	Remodeled 0	Ex	X Ord	Min	(12) Electric											
Condition: Average		Lg	X Ord	Small	100 Amps Service											
Room List		(5) Floors		No./Qual. of Fixtures												
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min												
(1) Exterior		X Tile		No. of Elec. Outlets												
X	Wood/Shingle Aluminum/Vinyl Brick			Many X Ave. Few												
(2) Windows		(7) Excavation		(13) Plumbing												
X	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1024 S.F. Height to Joists: 0.0		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		(14) Water/Sewer												
X	Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic												
(3) Roof		(9) Basement Finish		Lump Sum Items:												
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF														
X	Asphalt Shingle	(10) Floor Support														
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1024 SF Floor Area = 1024 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas										Cls CD		Blt 1953				
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Slab 1,024 88,520 53,113																
Other Additions/Adjustments																
Plumbing																
Average Fixture(s) 1 933 560																
3 Fixture Bath 1 2,929 1,757																
Porches																
CGEP (1 Story) 168 7,405 4,443																
Deck																
Treated Wood 600 6,300 3,780																
Water/Sewer																
Public Sewer 1 1,006 604																
Water Well, 100 Feet 1 4,280 2,568																
Built-Ins																
Appliance Allow. 1 1,467 880																
Fireplaces																
Wood Stove 1 1,630 978																
Local Cost Items																
SANITARY SEWER 1 0 0																
Notes:																
ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCVC:												89,288				

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SAVAGE JOSEPH E ET AL	WESTFALL DONALD B & MICHE	240,000	08/31/2016	WD	Arms Length	2016-02874	PTA	100.0
SAVAGE JOSEPH EDWARD		0	12/07/2010	DC	DEATH CERTIFICATE	2011-00365DC	PTA	0.0
SAVAGE JOSEPH E	SAVAGE JOSEPH E ET AL	0	09/09/2004	QC	DEATH CERTIFICATE	2011-362QC	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1514 S BIRCHAVEN BEACH DR			Deck/Porch	05/16/2017	2017-0177	100%

Owner's Name/Address	MAP #:
WESTFALL DONALD B & MICHELLE 60 OAKLEAF LN GRANVILLE OH 43023	2019 Est TCV 207,793 TCV/TFA: 200.19

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
. LOT 13 BIRCHAVEN BEACH.			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X Dirt Road	GROUP A 2200/FF	50.00	147.00	1.0000	1.0000	2200	100		110,000	
X Gravel Road	50 Actual Front Feet, 0.17 Total Acres								Total Est. Land Value =	110,000

Comments/Influences	X Sewer	X Electric	X Gas	X Curb	Street Lights	Standard Utilities	Underground Utils.

Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Rolling		2019	55,000	48,900	103,900			103,900S
X High		2018	60,000	45,400	105,400			104,635C
X Landscaped		2017	60,000	41,700	101,700			101,700S
X Swamp		2016	55,000	43,200	98,200			69,527C
X Wooded								
X Pond								
X Waterfront								
X Ravine								
X Wetland								
X Flood Plain								
X PRIVATE RD								



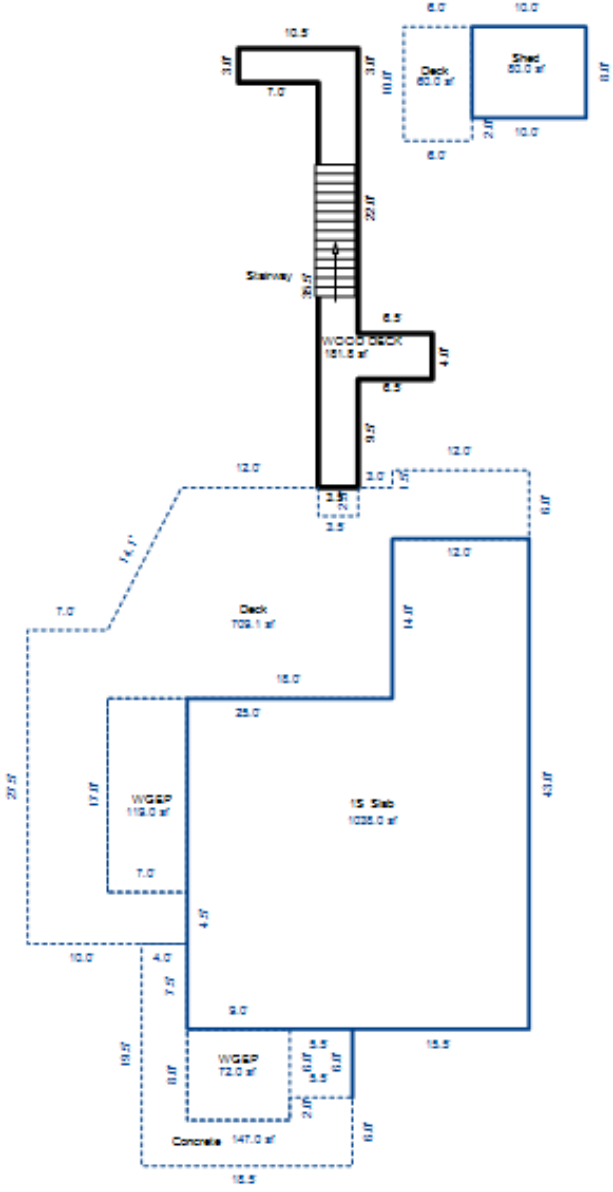
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	09/09/2017	INSPECTED	2018	60,000	45,400	105,400			104,635C
TPC	03/30/2015	INSPECTED	2017	60,000	41,700	101,700			101,700S
TPC	10/20/2014	INSPECTED	2016	55,000	43,200	98,200			69,527C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area Type		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 40 Floor Area: 1,038 Total Base New : 122,964 Total Depr Cost: 73,824 Estimated T.C.V: 95,971						Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			E.C.F. X 1.300						
Yr Built 1940	Remodeled 1986	Ex	X	Ord												
Condition: Average		Lg		Ord	X	Small	100 Amps Service									
Room List		(5) Floors		Kitchen: Other: Other:			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD		Blt 1940	
	Basement 1st Floor 2nd Floor 3 Bedrooms						Ex. X Ord. Min			(11) Heating System: Forced Air w/ Ducts Ground Area = 1038 SF Floor Area = 1038 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60						
(1) Exterior							No. of Elec. Outlets			Building Areas						
X	Wood/Shingle Aluminum/Vinyl Brick						Many X Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost						
	Insulation						(13) Plumbing			1 Story Siding Slab 1,038						
(2) Windows							Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments						
X	Many Avg. X Few	Large Avg. X Small					1 Average Fixture(s) 1 3 Fixture Bath			Plumbing						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide						(14) Water/Sewer			Porches						
X	Casement Double Glass Patio Doors Storms & Screens						Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			WGEF (1 Story) WGEF (1 Story)						
(3) Roof							Lump Sum Items:			Deck						
X	Gable Hip Flat	Gambrel Mansard Shed								Treated Wood Treated Wood Treated Wood Water/Sewer Public Sewer Water Well, 50 Feet						
X	Asphalt Shingle									Built-Ins						
Chimney: Block										Appliance Allow.						
										Fireplaces						
										Interior 1 Story						
										Unit-in-Place Cost Items						
										BOAT HOUSE (BY SQ FT)						
										Local Cost Items						
										SANITARY SEWER						
										Totals:						
										122,964						
										73,824						
										<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		131,000	07/01/1997	WD	Download	312:586		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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1504 S BIRCHAVEN BEACH DR	School: LAKE CITY - 57020					
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Owner's Name/Address	P.R.E. 0%					
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DEBOER DONALD A & JULIE A	MAP #:					
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2383 MCGEE ROAD	2019 Est TCV 208,660 TCV/TFA: 248.40					
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LAKE CITY MI 49651	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS			
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Public Improvements		* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	50.00	145.00	1.0000	1.0000	2200	100		110,000
50 Actual Front Feet, 0.17 Total Acres						Total Est. Land Value =		110,000

Tax Description	Dirt Road							
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. LOT 14 BIRCHAVEN BEACH.	X Paved Road							
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Comments/Influences	X Storm Sewer							
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	X Sidewalk							
--	------------	--	--	--	--	--	--	--

	X Water							
--	---------	--	--	--	--	--	--	--

	X Sewer							
--	---------	--	--	--	--	--	--	--

	X Electric							
--	------------	--	--	--	--	--	--	--

	X Gas							
--	-------	--	--	--	--	--	--	--

	Curb							
--	------	--	--	--	--	--	--	--

	Street Lights							
--	---------------	--	--	--	--	--	--	--

	Standard Utilities							
--	--------------------	--	--	--	--	--	--	--

	Underground Utils.							
--	--------------------	--	--	--	--	--	--	--

	Topography of Site							
--	--------------------	--	--	--	--	--	--	--

	X Level							
--	---------	--	--	--	--	--	--	--

	X Rolling							
--	-----------	--	--	--	--	--	--	--

	X Low							
--	-------	--	--	--	--	--	--	--

	X High							
--	--------	--	--	--	--	--	--	--

	Landscaped							
--	------------	--	--	--	--	--	--	--

	Swamp							
--	-------	--	--	--	--	--	--	--

	Wooded							
--	--------	--	--	--	--	--	--	--

	Pond							
--	------	--	--	--	--	--	--	--

	X Waterfront							
--	--------------	--	--	--	--	--	--	--

	Ravine							
--	--------	--	--	--	--	--	--	--

	Wetland							
--	---------	--	--	--	--	--	--	--

	X Flood Plain							
--	---------------	--	--	--	--	--	--	--

	X PRIVATE RD							
--	--------------	--	--	--	--	--	--	--

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	55,000	49,300	104,300			82,387C
2018	60,000	48,600	108,600			80,457C
2017	60,000	45,300	105,300			78,803C
2016	55,000	41,800	96,800			78,101C

Who	When	What	2019	55,000	49,300	104,300			82,387C
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TPC 12/27/2017	INSPECTED	2018	60,000	48,600	108,600				80,457C
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TPC 03/30/2015	INSPECTED	2017	60,000	45,300	105,300				78,803C
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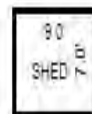
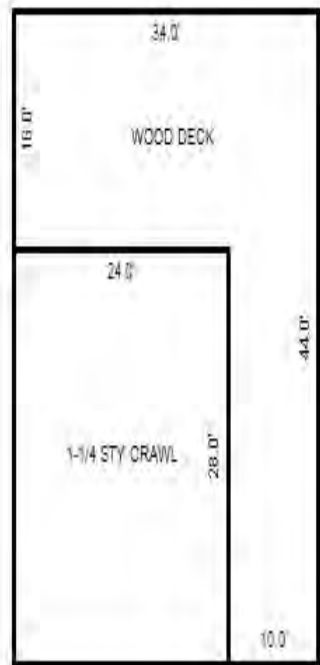
TPC 10/20/2014	INSPECTED	2016	55,000	41,800	96,800				78,101C
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 824	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																							
X	Wood Frame		Drywall Paneled	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					1																																																																											
Building Style: 1.25S		Trim & Decoration																																																																																			
Yr Built 1982	Remodeled 0	Ex	X	Ord		Min																																																																															
Condition: Average		Lg	X	Ord		Small																																																																															
Room List		(5) Floors		Central Air Wood Furnace																																																																																	
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric 200 Amps Service																																																																																	
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min																																																																																	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation			No. of Elec. Outlets Many X Ave. Few																																																																																	
(2) Windows		(7) Excavation		(13) Plumbing																																																																																	
X	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 672 S.F. Slab: 0 S.F. Height to Joists: 0.0	1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		(14) Water/Sewer																																																																																	
X	Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																	
(3) Roof		(9) Basement Finish		Lump Sum Items:																																																																																	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF																																																																																		
X	Asphalt Shingle	(10) Floor Support																																																																																			
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:																																																																																			
Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C Blt 1982 (11) Heating System: Forced Air w/ Ducts Ground Area = 672 SF Floor Area = 840 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=72/100/100/100/72 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.25 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>672</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>82,295</td> <td>59,251</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <tbody> <tr> <td>Average Fixture(s)</td> <td>1</td> <td>1,120</td> <td>806</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>1,134</td> <td>816</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>4,407</td> <td>3,173</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>2,099</td> <td>1,511</td> </tr> <tr> <td>Fireplaces</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Exterior 1 Story</td> <td>1</td> <td>4,942</td> <td>3,558</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td>824</td> <td>8,116</td> <td>5,844</td> </tr> <tr> <td>Local Cost Items</td> <td></td> <td></td> <td></td> </tr> <tr> <td>SANITARY SEWER</td> <td>1</td> <td>0</td> <td>0</td> </tr> <tr> <td colspan="4">Totals:</td> <td>104,113</td> <td>74,959</td> </tr> </tbody> </table> Notes: ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCv: 97,447														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.25 Story	Siding	Crawl Space	672			Total:				82,295	59,251	Average Fixture(s)	1	1,120	806	Water/Sewer				Public Sewer	1	1,134	816	Water Well, 100 Feet	1	4,407	3,173	Built-Ins				Appliance Allow.	1	2,099	1,511	Fireplaces				Exterior 1 Story	1	4,942	3,558	Deck				Treated Wood	824	8,116	5,844	Local Cost Items				SANITARY SEWER	1	0	0	Totals:				104,113	74,959
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																
1.25 Story	Siding	Crawl Space	672																																																																																		
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SANITARY SEWER	1	0	0																																																																																		
Totals:				104,113	74,959																																																																																

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status				
1494 S BIRCHAVEN BEACH DR		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
DAVIDSON GERALD B & JUDITH A 11003 BABCOCK ROAD BATH MI 48808		MAP #:		2019 Est TCV 173,848 TCV/TFA: 210.72								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
. LOT 15 BIRCHAVEN BEACH.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP A 2200/FF 50.00 143.00 1.0000 1.0000 2200 100 110,000								
		Paved Road		50 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 110,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 3.5 Concrete	4.39	165	0	0				
		X	Sewer	Residential Local Cost Land Improvements								
		X	Electric	Description	Rate	Size	% Good	Cash Value				
		X	Gas	LAND IMPROVE 1000	1,000.00	1	95	950				
		X	Curb	Total Estimated Land Improvements True Cash Value = 950								
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X	Rolling									
		Low										
		X	High									
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X	Waterfront									
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	PRIVATE RD	2019	55,000	31,900	86,900			58,641C		
		Who When What		2018	60,000	27,500	87,500			57,267C		
		TPC 12/27/2017 INSPECTED		2017	60,000	25,700	85,700			56,090C		
		TPC 03/30/2015 INSPECTED		2016	55,000	24,600	79,600			55,590C		
		TPC 10/20/2014 INSPECTED										

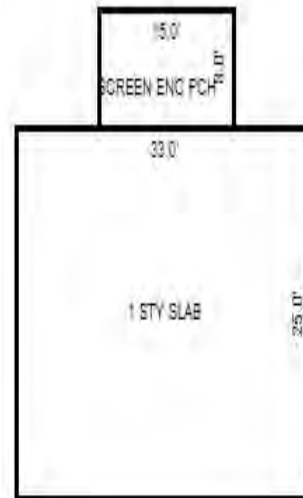


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 120	Type CGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame		Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration			Ex	Ord	X	Min								
Yr Built 1958	Remodeled 0	Size of Closets			Lg	Ord	X	Small								
Condition: Average			Doors		Solid	X	H.C.									
Room List		(5) Floors			Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:			(12) Electric											
					60	Amps Service										
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures											
					Ex.	X	Ord.	Min								
X	Wood/Shingle Aluminum/Vinyl Brick	No. of Elec. Outlets			Many		Ave.	X	Few							
	Insulation	(7) Excavation			(13) Plumbing											
(2) Windows			Basement: 0 S.F. Crawl: 0 S.F. Slab: 825 S.F. Height to Joists: 0.0		1	Average Fixture(s)										
X	Many Avg. Few	X	Large Avg. Small		1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer											
X	Double Glass Patio Doors Storms & Screens		(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
(3) Roof			Recreation SF Living SF Walkout Doors No Floor SF		Lump Sum Items:											
X	Gable Hip Flat		(10) Floor Support		1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
X	Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:		1	1000 Gal Septic 2000 Gal Septic										
Chimney: Block																
Cost Est. for Res. Bldg: 1 Single Family 1S										Cls D		Blt 1958				
(11) Heating System: Space Heater																
Ground Area = 825 SF Floor Area = 825 SF.																
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60																
Building Areas																
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Slab 825																
Total: 66,822 40,094																
Other Additions/Adjustments																
Plumbing																
Average Fixture(s)										1		778		467		
Porches																
Solar Water Heat										120		5,237		3,142		
Water/Sewer																
Public Sewer										1		892		535		
Water Well, 50 Feet										1		1,895		1,137		
Built-Ins																
Appliance Allow.										1		1,243		746		
Fireplaces																
Exterior 1 Story										1		3,770		2,262		
Local Cost Items																
SANITARY SEWER										1		0		0		
Totals:												80,637		48,383		
Notes:																
ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:														62,898		

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Sketch by Apex IVT

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.											
FORCHE LIVING TRUST KURT	FORCHE KURT D & JEANNETTE	1	04/26/2016	QC	FAMILY SALE	2106-01523		0.0											
FORCHE KURT D & JEANNETTE	FORCHE KURT D & JEANNETTE	1	04/26/2016	QC	FAMILY SALE	2016-01525		0.0											
HUMMEL GREGORY A & COURTIN	FORCHE LIVING TRUST KURT	183,500	05/16/2014	WD	WARRANTY DEED	2014-01799	PTA	100.0											
CLIFF THOMAS E &	HUMMEL GREGORY & COURTNEY	165,000	05/26/2011	WD	WARRANTY DEED	2011-01763	PTA	100.0											
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status									
1484 S BIRCHAVEN BEACH DR		School: LAKE CITY - 57020		ALTERATION		04/27/2017		2017-0130	100%										
Owner's Name/Address		P.R.E. 0%		MAP #:		2019 Est TCV 199,469 TCV/TFA: 221.63													
FORCHE KURT D & JEANNETTE L TRUST 3676 SOUTH MINGES RD BATTLE CREEK MI 49015		X Improved		Vacant		Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS													
Tax Description		Public Improvements		Description		Frontage		Depth		Front		Depth		Rate %Adj.		Reason		Value	
. LOT 16 BIRCHAVEN BEACH.		X Paved Road		GROUP A 2200/FF		50.00		138.00		1.0000		1.0000		2200		100		110,000	
Comments/Influences		X Storm Sewer		50 Actual Front Feet, 0.16 Total Acres		Total Est. Land Value =												110,000	
		X Sidewalk		Land Improvement Cost Estimates		Description		Rate		Size % Good		Cash Value							
		X Water		D/W/P: 3.5 Concrete		4.68		160		13		97							
		X Sewer		D/W/P: Asphalt Paving		2.19		360		0		0							
		X Electric		D/W/P: Patio Blocks		10.83		40		0		0							
		X Gas		Wood Frame		23.67		64		50		757							
		X Curb		Metal Prefab		14.64		60		50		439							
		X Street Lights		Residential Local Cost Land Improvements		Description		Rate		Size % Good		Cash Value							
		X Standard Utilities		LAND IMPROVE 2500		2,500.00		1		97		2,425							
		X Underground Utils.		Total Estimated Land Improvements True Cash Value =								3,718							
		Topography of Site		Level		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		X Rolling		X		2019		55,000		44,700		99,700						91,188C	
		Low				2018		60,000		41,800		101,800						89,051C	
		High				2017		60,000		35,800		95,800						83,694C	
		Landscaped				2016		55,000		34,300		89,300						82,948C	
		Swamp				Who		When		What									
		Wooded				JWV		09/09/2017		INSPECTED									
		Pond				TPC		03/30/2015		INSPECTED									
		X Waterfront				TPC		10/20/2014		INSPECTED									
		Ravine																	
		Wetland																	
		Flood Plain																	
		X PRIVATE RD																	

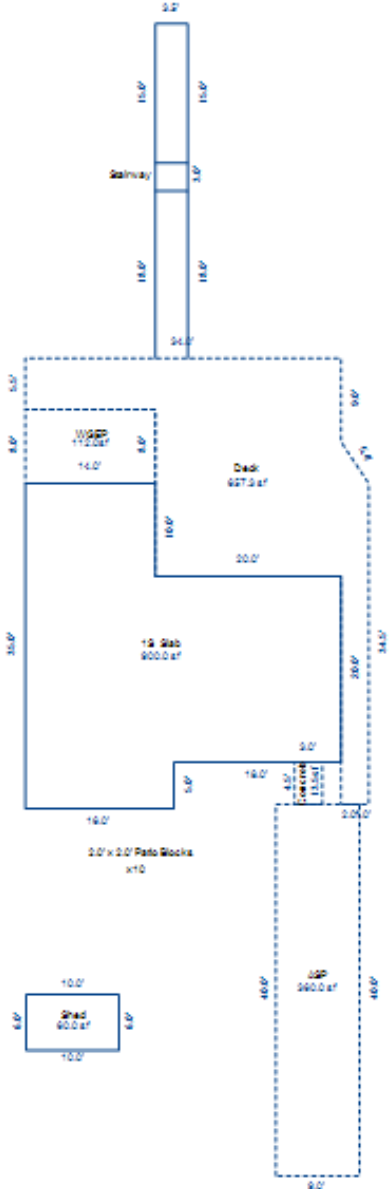


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 112 657 116	Type CGEP (1 Story) Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame		(4) Interior Drywall X Paneled Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1S		Trim & Decoration Ex X Ord Min			Central Air Wood Furnace												
Yr Built 1958	Remodeled 1983	Size of Closets Lg X Ord Small			(12) Electric 60 Amps Service												
Condition: Average		Doors Solid X H.C.			No./Qual. of Fixtures Ex. X Ord. Min												
Room List		(5) Floors Basement 1st Floor 2nd Floor 2 Bedrooms			No. of Elec. Outlets Many Ave. X Few												
(1) Exterior Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings			(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
(2) Windows Many Avg. X Large Avg. Small		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 900 S.F. Height to Joists: 0.0			(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:												
(3) Roof Gable Hip Flat X Asphalt Shingle Chimney: Metal		(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF															
(10) Floor Support Joists: Unsupported Len: Cntr.Sup:																	
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 900 SF Floor Area = 900 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas										Cls CD		Blt 1958					
Stories Exterior Foundation Size Cost New Depr. Cost																	
1 Story Siding Slab 900 Total: 77,407 50,315																	
Other Additions/Adjustments																	
Plumbing																	
Average Fixture(s) 1 933 606																	
2 Fixture Bath 1 1,970 1,280																	
Porches																	
CGEP (1 Story) 112 5,592 3,635																	
Deck																	
Treated Wood 657 6,695 4,352																	
Treated Wood 116 2,129 1,384																	
Water/Sewer																	
Public Sewer 1 1,006 654																	
Water Well, 100 Feet 1 4,280 2,782																	
Built-Ins																	
Appliance Allow. 1 1,467 954																	
Local Cost Items																	
SANITARY SEWER 1 0 0 *																	
Totals: 101,479 65,962																	
Notes: ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCv: 85,751																	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PAPENFUSS MARJORIE	PAPENFUSS RANDOLPH KAREN	300,000	10/24/2016	LC	RELATED PARTY	2016-03618	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1474 S BIRCHAVEN BEACH DR	School: LAKE CITY - 57020		Garage	09/22/2004	20040376	Complete

Owner's Name/Address	P.R.E.	MAP #:
PAPENFUSS RANDOLPH KAREN E & RANDOLPH ELLA 2709 HIGHBROOK MIDLAND MI 48642	0%	2019 Est TCV 252,163 TCV/TFA: 276.49

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS																																				
. LOT 17 ALSO THAT PART OF LOT 18 DESC AS COMM AT MOST E'LY COR OF LOT 18 COMMON TO LOT 17 & 18 TH N 31 DEG 26' W 25 FT TH SW'LY PAR TO S LOTLINE OF LOT 18 TO W LOT LINE OF LOT 18 TH SE'LY TO NW COR OF LOT 17 TH E'LY TO POB BIRCHAVEN BEACH.	X		<table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>GROUP B 2200</td> <td>50.00</td> <td>135.00</td> <td>0.9036</td> <td>1.0000</td> <td>2200</td> <td>100</td> <td></td> <td>99,396</td> </tr> <tr> <td>GROUP C 1200/FF</td> <td>25.00</td> <td>135.00</td> <td>0.9221</td> <td>1.0000</td> <td>1200</td> <td>100</td> <td></td> <td>27,663</td> </tr> <tr> <td colspan="8">75 Actual Front Feet, 0.23 Total Acres</td> <td>Total Est. Land Value = 127,059</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	GROUP B 2200	50.00	135.00	0.9036	1.0000	2200	100		99,396	GROUP C 1200/FF	25.00	135.00	0.9221	1.0000	1200	100		27,663	75 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 127,059
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																															
GROUP B 2200	50.00	135.00	0.9036	1.0000	2200	100		99,396																															
GROUP C 1200/FF	25.00	135.00	0.9221	1.0000	1200	100		27,663																															
75 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 127,059																															

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates																				
	X	Dirt Road	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: Asphalt Paving</td> <td>2.19</td> <td>950</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: Asphalt Paving	2.19	950	0	0										
Description	Rate	Size		% Good	Cash Value																		
D/W/P: Asphalt Paving	2.19	950	0	0																			
	X	Gravel Road	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>LAND IMPROVE 1000</td> <td>1,000.00</td> <td>2</td> <td>95</td> <td>1,900</td> </tr> <tr> <td>BOAT LIFT</td> <td>500.00</td> <td>1</td> <td>0</td> <td>0</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>1,900</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	LAND IMPROVE 1000	1,000.00	2	95	1,900	BOAT LIFT	500.00	1	0	0	Total Estimated Land Improvements True Cash Value =				1,900
Description	Rate	Size		% Good	Cash Value																		
LAND IMPROVE 1000	1,000.00	2	95	1,900																			
BOAT LIFT	500.00	1	0	0																			
Total Estimated Land Improvements True Cash Value =				1,900																			
	X	Paved Road																					
	X	Storm Sewer																					
	X	Sidewalk																					
	X	Water																					
	X	Sewer																					
	X	Electric																					
	X	Gas																					
	X	Curb																					
	X	Street Lights																					
	X	Standard Utilities																					
	X	Underground Utils.																					

Topography of Site	X	Level
	X	Rolling
	X	Low
	X	High
	X	Landscaped
	X	Swamp
	X	Wooded
	X	Pond
	X	Waterfront
	X	Ravine
	X	Wetland
	X	Flood Plain
	X	PRIVATE RD

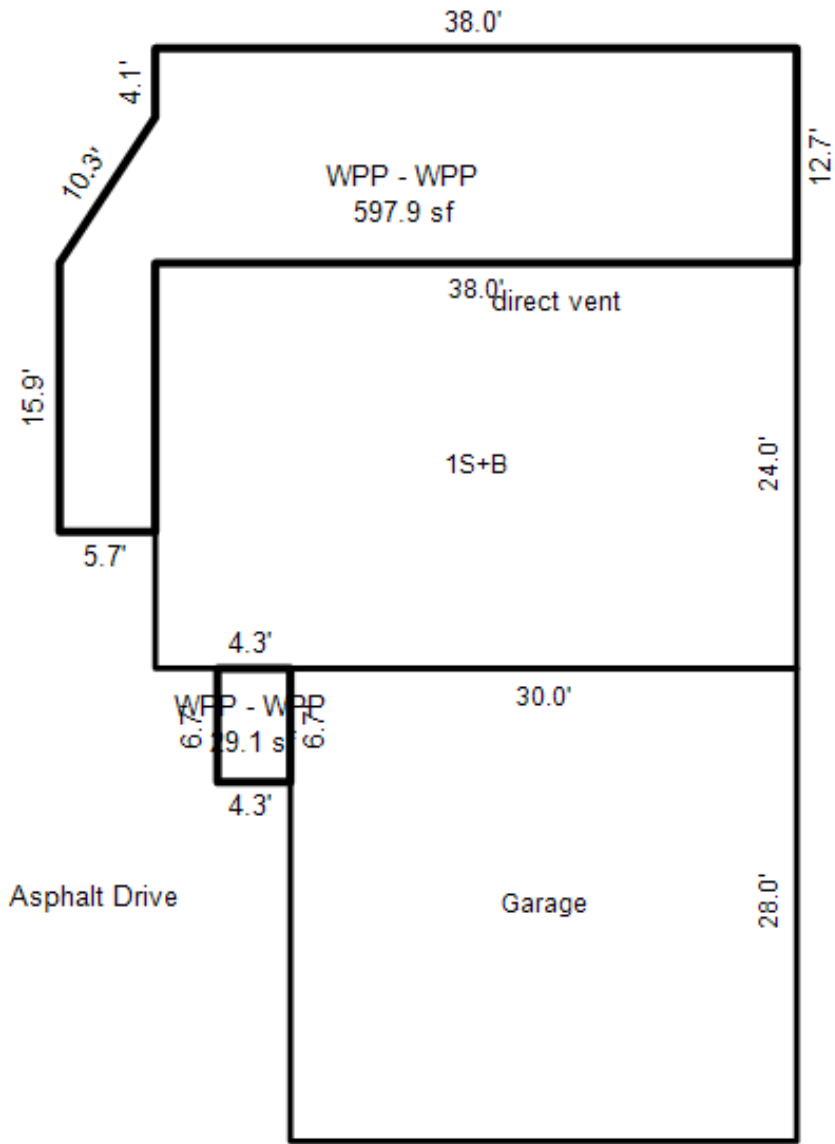
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	63,500	62,600	126,100			93,083C
2018	63,500	58,300	121,800			90,902C
2017	63,500	54,400	117,900			89,033C
2016	55,300	52,100	107,400			88,239C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 597 29	Type WPP WPP	Year Built: 2004 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 840 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G										
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S					Cls CD Blt 1978			
Yr Built 1978	Remodeled 0	Ex	X	Ord		Min	(11) Heating System: Forced Air w/ Ducts								
Condition: Average		Size of Closets		100 Amps Service			Ground Area = 912 SF Floor Area = 912 SF.								
Room List		(5) Floors		No./Qual. of Fixtures			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70								
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			Building Areas								
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost								
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex.	X	Ord.	Min	1 Story Siding Basement	912	94,919	66,442				
Insulation		(7) Excavation		(13) Plumbing			Other Additions/Adjustments								
(2) Windows		Basement: 912 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Exterior Stone Veneer 200 5,188 3,632 Basement, Outside Entrance, Below Grade 1 1,639 1,147 Plumbing Average Fixture(s) 1 933 653 Porches WPP 597 6,674 4,672 WPP 29 1,081 757 Garages								
X	Many Avg. X Few	X	Large Avg. X Small	(8) Basement			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	(9) Basement Finish			Base Cost 840 22,058 15,441 Common Wall: 1 Wall 1 -1,906 -1,334 Door Opener 1 368 258 Water/Sewer								
(3) Roof		(10) Floor Support		(14) Water/Sewer			Water/Sewer								
X	Gable Hip Flat		Gambrel Mansard Shed	1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Public Sewer 1 1,006 704 Water Well, 50 Feet 1 1,962 1,373 Built-Ins								
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Appliance Allow. 1 1,467 1,027 Local Cost Items								
Chimney: Metal							SANITARY SEWER 1 0 0 *								
Totals:										135,389	94,772				
<<<< Calculations too long. See Valuation printout for complete pricing. >>>>															

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FISH THOMAS E LIVING TRUS	FISH THOMAS E & SALLIE E	1	07/25/2013	QC	QUIT CLAIM	2013-02544 QD		0.0
FISH THOMAS E & SALLIE E	FISH SALLIE TRUST	0	07/25/2013	QC	QUIT CLAIM	2013-02545 QD		0.0
FISH THOMAS E (SM)	FISH THOMAS E LIVING TRUS	0	08/28/2009	QC	Not Qualified	2009/2987		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1454 S BIRCHAVEN BEACH DR			New House	05/03/2012	2012-0150	80%
	P.R.E. 0%		New House	05/13/2009	20090176	
Owner's Name/Address	MAP #:		New House	12/19/2007	20070937	Canceled
FISH SALLIE TRUST PO BOX 504 LAKE CITY MI 49651	2019 Est TCV 359,676 TCV/TFA: 215.50					

X Improved		Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
GROUP D 1500/FF	83.00	135.00	0.8589	1.0000	1500	100	106,939
83 Actual Front Feet, 0.26 Total Acres				Total Est. Land Value =		106,939	

Tax Description	X	Land Improvement Cost Estimates	Rate	Size % Good	Cash Value
. LOT 19 ALSO LOT 18 EXC COMM AT MOST E'LY COR OF LOT 18 COMMON TO LOT 17 & 18 TH N 31 DEG 26' W 25 FT TH SW'LY PAR TO S'LY LOT LINE OF LOT 18 TO W LOT LINE OF LOT 18 TH SE'LY TO NW COR OF LOT 17 TH E'LY TO POB BIRCHAVEN BEACH.	X	Dirt Road			
	X	Gravel Road			
	X	Paved Road			
	X	Storm Sewer			
	X	Sidewalk			
	X	Water	32.57	105 0	0
	X	Sewer	6.21	848 0	0
	X	Electric	6.21	798 0	0
	X	Gas			
	X	Curb			
	X	Street Lights			
	X	Standard Utilities			
	X	Underground Utils.			



Comments/Influences	Topography of Site
FROM: JANIE SCHNEIDER [MAILTO:BUILDING2@MISSAUKEE.ORG] SENT: THURSDAY, DECEMBER 01, 2016 11:16 AM TO: LAKE TOWNSHIP	X Level Rolling Low X High Landscaped Swamp Wooded Pond X Waterfront Ravine Wetland Flood Plain X PRIVATE RD

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	53,500	126,300	179,800			158,271C
2018	53,500	121,400	174,900			154,562C
2017	53,500	113,400	166,900			151,383C
2016	60,000	109,100	169,100			150,033C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 70 97 120 160	Type WCP (1 Story) WPP WPP WPP	Year Built: 2015 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 649 % Good: 0 Storage Area: 0 No Conc. Floor: 0																							
X	Wood Frame		Drywall Paneled		Plaster Wood T&G																																			
Building Style: 1.25S		Trim & Decoration																																						
Yr Built 2015	Remodeled 0	Ex	X	Ord		Min	Size of Closets																																	
Condition: Average Part. Construct.: 80%		Lg	X	Ord		Small	Doors																																	
Room List		(5) Floors																																						
5 Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Other: Other:					(12) Electric																																	
		200 Amps Service					Central Air Wood Furnace																																	
(1) Exterior		(6) Ceilings					No./Qual. of Fixtures																																	
Wood/Shingle Aluminum/Vinyl Brick		Ex.	X	Ord.		Min	No. of Elec. Outlets																																	
Insulation		Many	X	Ave.		Few	(13) Plumbing																																	
(2) Windows		Basement: 1490 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0					1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																	
X	Many Avg. Few	X	Large Avg. Small	(8) Basement					(14) Water/Sewer																															
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		1200	Recreation SF Living SF 1 Walkout Doors No Floor SF				1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																	
(3) Roof		(10) Floor Support					Lump Sum Items:																																	
X	Gable Hip Flat		Gambrel Mansard Shed																																					
X	Asphalt Shingle	Chimney:																																						
Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 1490 SF Floor Area = 1669 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>1,490</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>179</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>182,058</td> <td>178,411</td> </tr> </tbody> </table> Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 1,942 1,903 Plumbing Average Fixture(s) 1 1,120 1,098 3 Fixture Bath 1 3,525 3,454 2 Fixture Bath 1 2,359 2,312 Porches WCP (1 Story) 70 2,968 2,909 WPP 97 2,163 2,120 WPP 120 2,501 2,451 WPP 160 3,050 2,989 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 649 20,476 20,066 Common Wall: 1 Wall 1 -2,038 -1,997 Door Opener 1 415 407 Water/Sewer Public Sewer 1 1,134 1,111 Water Well, 100 Feet 1 4,407 4,319 Fireplaces Prefab 1 Story 1 1,967 1,928 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,490			1 Story	Siding	Overhang	179			Total:				182,058	178,411
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																			
1 Story	Siding	Basement	1,490																																					
1 Story	Siding	Overhang	179																																					
Total:				182,058	178,411																																			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RENNER MICHAEL J & POLLY	RENNER FAMILY TRUST	0	07/10/2017	WD	RELATED PARTY	2017-02279		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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1444 S BIRCHAVEN BEACH DR	School: LAKE CITY - 57020					
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	P.R.E. 0%					
--	-----------	--	--	--	--	--

Owner's Name/Address	MAP #:					
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RENNER FAMILY TRUST 7486 CHERRY BROOK DR REYNOLDSBURG OH 43068	2019 Est TCV 165,431 TCV/TFA: 212.09					
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	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS			
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	Public Improvements	* Factors *				
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	47.50	132.50	1.0129	1.0000	2200	100		105,849
48 Actual Front Feet, 0.14 Total Acres								Total Est. Land Value = 105,849

	Land Improvement Cost Estimates							
--	---------------------------------	--	--	--	--	--	--	--

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	100	71	332
Wood Frame	26.48	35	71	658
Total Estimated Land Improvements True Cash Value =				990

	X Gas					
--	-------	--	--	--	--	--

	X Curb					
--	--------	--	--	--	--	--

	X Street Lights					
--	-----------------	--	--	--	--	--

	X Standard Utilities					
--	----------------------	--	--	--	--	--

	X Underground Utils.					
--	----------------------	--	--	--	--	--

	Topography of Site					
--	--------------------	--	--	--	--	--

	X Level					
--	---------	--	--	--	--	--

	Rolling					
--	---------	--	--	--	--	--

	Low					
--	-----	--	--	--	--	--

	High					
--	------	--	--	--	--	--

	Landscaped					
--	------------	--	--	--	--	--

	Swamp					
--	-------	--	--	--	--	--

	Wooded					
--	--------	--	--	--	--	--

	Pond					
--	------	--	--	--	--	--

	X Waterfront					
--	--------------	--	--	--	--	--

	Ravine					
--	--------	--	--	--	--	--

	Wetland					
--	---------	--	--	--	--	--

	X Flood Plain					
--	---------------	--	--	--	--	--

	X PRIVATE RD					
--	--------------	--	--	--	--	--

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	52,900	29,800	82,700			63,895C
2018	57,700	28,100	85,800			62,398C
2017	57,700	26,300	84,000			61,115C
2016	52,800	25,100	77,900			60,570C

	Who	When	What			
--	-----	------	------	--	--	--

	TPC 12/27/2017	INSPECTED				
--	----------------	-----------	--	--	--	--

	TPC 03/30/2015	INSPECTED				
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	TPC 10/15/2013	INSPECTED				
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*** Information herein deemed reliable but not guaranteed***





Sketch by Apex IV™

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

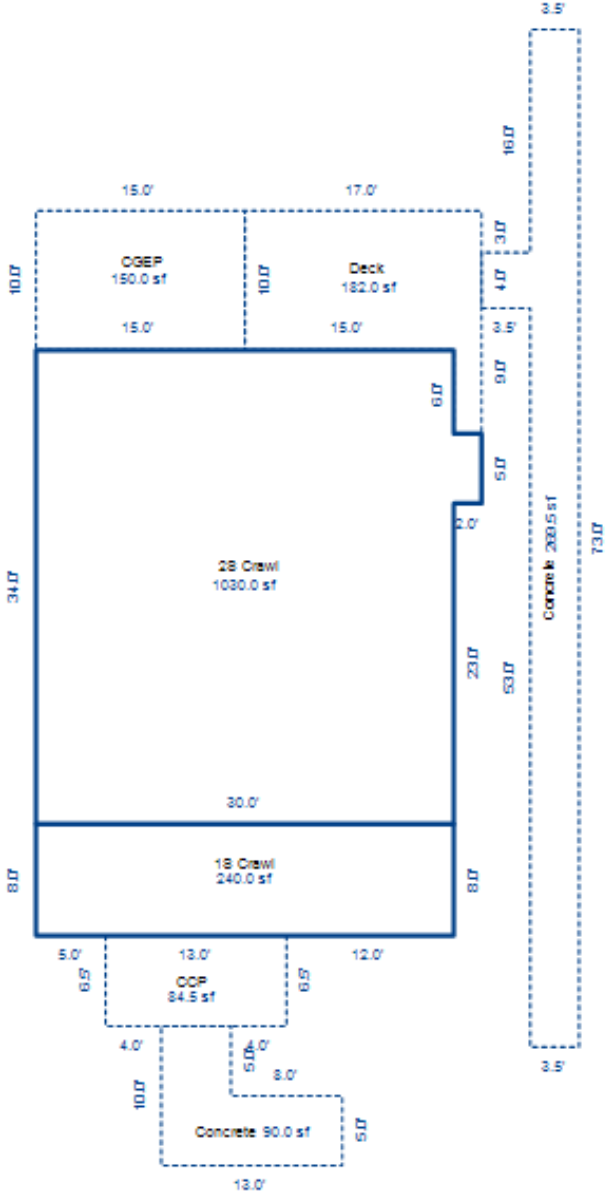
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
RENNER MICHAEL J & POLLY	RENNER FAMILY TRUST	0	07/10/2017	WD	RELATED PARTY	2017-02279		0.0		
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status		
1444 S BIRCHAVEN BEACH DR		School: LAKE CITY - 57020		New House		04/07/2015	2015-0070	100%		
Owner's Name/Address		P.R.E. 0%	MAP #:		2019 Est TCV 438,267 TCV/TFA: 190.55					
RENNER FAMILY TRUST 7486 CHERRY BROOK DR REYNOLDSBURG OH 43068		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS						
Tax Description		Public Improvements		* Factors *						
LOT 21 BIRCHAVEN BEACH SPLIT ON 12/31/2014 FROM 009-100-020-00		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
Comments/Influences		Split/Comb. on 12/31/2014 completed 12/31/2014 TIM ASSESS LOTS SEPARATELY; Parent Parcel(s): 009-100-020-00; Child Parcel(s): 009-100-021-00;		GROUP A 2200/FF 50.00 128.10 1.0000 1.0000		2200 100		110,000		
-----		Topography of Site		50 Actual Front Feet, 0.15 Total Acres		Total Est. Land Value =		110,000		
-----		Level		Land Improvement Cost Estimates		Description		Rate	Size % Good	Cash Value
-----		Rolling		D/W/P: 4in Concrete		Residential Local Cost Land Improvements		5.29	359 0	0
-----		Low		Description		Rate		Size % Good	Cash Value	
-----		High		LAND IMPROVE 1000		1,000.00		1 95	950	
-----		Landscaped		Total Estimated Land Improvements True Cash Value =		950		950		
-----		Swamp		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
-----		Wooded		2019	55,000	164,100	219,100			195,339C
-----		Pond		2018	60,000	143,700	203,700			190,761C
-----		Waterfront		2017	60,000	151,400	211,400			186,838C
-----		Ravine		2016	55,000	139,600	194,600			185,172C
-----		Wetland								
-----		Flood Plain								
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who	When	What						
		JWV	09/09/2017	INSPECTED						
		TPC	10/29/2015	INSPECTED						



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family	0	Eavestrough	Gas	0	Elec. Steam	1	Appliance Allow.	1	Interior 1 Story		150	CGEP (1 Story)	Year Built:					
	Mobile Home		Insulation	Wood				Oil		Coal	Cook Top				Interior 2 Story		84	CCP (1 Story)	Car Capacity:
	Town Home		Front Overhang	Other Overhang				Forced Air w/o Ducts		Garbage Disposal	2nd/Same Stack				182	Treated Wood			Class:
	Duplex	(4) Interior			Forced Air w/ Ducts	Bath Heater		Two Sided		Class: C +10	Effec. Age: 1	Floor Area: 2,300	Total Base New : 254,357				E.C.F. X 1.300	Total Depr Cost: 251,782	Estimated T.C.V: 327,317	% Good:
	A-Frame	Drywall	Plaster	Electric Baseboard	Vent Fan	Exterior 1 Story		Total Base New : 254,357							E.C.F. X 1.300	Total Depr Cost: 251,782					Estimated T.C.V: 327,317	% Good:
	Wood Frame	Paneled	Wood T&G	Elec. Ceil. Radiant	Hot Tub	Exterior 2 Story				Total Base New : 254,357	E.C.F. X 1.300	Total Depr Cost: 251,782	Estimated T.C.V: 327,317				% Good:		
	Building Style: 1.75S		Trim & Decoration			Electric Radiant (in-floor)		Unvented Hood							Prefab 1 Story			Total Base New : 254,357	E.C.F. X 1.300	Total Depr Cost: 251,782	Estimated T.C.V: 327,317	% Good:
	Yr Built	Remodeled	Ex	Ord	Min	Electric Wall Heat		Vented Hood		Prefab 2 Story		Total Base New : 254,357	E.C.F. X 1.300		Total Depr Cost: 251,782	Estimated T.C.V: 327,317	% Good:		
	2015	0	Size of Closets			Space Heater		Intercom		Heat Circulator								Total Base New : 254,357	E.C.F. X 1.300	Total Depr Cost: 251,782	Estimated T.C.V: 327,317	% Good:
	Condition: Average		Lg	Ord	Small	Wall/Floor Furnace		Jacuzzi Tub		Raised Hearth		Total Base New : 254,357	E.C.F. X 1.300		Total Depr Cost: 251,782	Estimated T.C.V: 327,317	% Good:		
Room List		Doors	Solid	H.C.	Forced Heat & Cool	Jacuzzi repl.Tub	Wood Stove		Total Base New : 254,357	E.C.F. X 1.300	Total Depr Cost: 251,782			Estimated T.C.V: 327,317				% Good:	
Basement	(5) Floors			Heat Pump	Oven	Direct-Vented Ga		Total Base New : 254,357				E.C.F. X 1.300	Total Depr Cost: 251,782		Estimated T.C.V: 327,317	% Good:			
1st Floor	Kitchen:	(6) Ceilings			No Heating/Cooling	Microwave	Class: C +10		Total Base New : 254,357	E.C.F. X 1.300	Total Depr Cost: 251,782			Estimated T.C.V: 327,317			% Good:		
2nd Floor	Other:	No./Qual. of Fixtures			Central Air	Standard Range	Effec. Age: 1					Total Base New : 254,357	E.C.F. X 1.300		Total Depr Cost: 251,782	Estimated T.C.V: 327,317		% Good:	
3 Bedrooms	Other:	Ex. Ord. Min			Wood Furnace	Self Clean Range	Floor Area: 2,300		Total Base New : 254,357	E.C.F. X 1.300	Total Depr Cost: 251,782			Estimated T.C.V: 327,317			% Good:		
(1) Exterior		No. of Elec. Outlets			(12) Electric	Sauna	Total Base New : 254,357					Total Base New : 254,357	E.C.F. X 1.300		Total Depr Cost: 251,782	Estimated T.C.V: 327,317		% Good:	
Wood/Shingle	Many Ave. Few			0 Amps Service	Trash Compactor	Total Base New : 254,357		Total Base New : 254,357	E.C.F. X 1.300	Total Depr Cost: 251,782	Estimated T.C.V: 327,317			% Good:					
Aluminum/Vinyl	(7) Excavation			Central Air	Central Vacuum	Total Base New : 254,357						Total Base New : 254,357	E.C.F. X 1.300		Total Depr Cost: 251,782	Estimated T.C.V: 327,317	% Good:		
Brick	Basement: 0 S.F.			Wood Furnace	Security System	Total Base New : 254,357		Total Base New : 254,357	E.C.F. X 1.300	Total Depr Cost: 251,782	Estimated T.C.V: 327,317			% Good:					
Insulation	Crawl: 1270 S.F.			(13) Plumbing	Total Base New : 254,357		Total Base New : 254,357					E.C.F. X 1.300	Total Depr Cost: 251,782		Estimated T.C.V: 327,317	% Good:			
(2) Windows		Slab: 0 S.F.			1 Average Fixture(s)	Total Base New : 254,357		Total Base New : 254,357	E.C.F. X 1.300	Total Depr Cost: 251,782	Estimated T.C.V: 327,317			% Good:					
Many	Large	Height to Joists: 0.0			2 3 Fixture Bath	Total Base New : 254,357						Total Base New : 254,357	E.C.F. X 1.300		Total Depr Cost: 251,782	Estimated T.C.V: 327,317	% Good:		
Avg.	Avg.	(8) Basement			1 2 Fixture Bath	Total Base New : 254,357		Total Base New : 254,357	E.C.F. X 1.300	Total Depr Cost: 251,782	Estimated T.C.V: 327,317			% Good:					
Few	Small	Conc. Block			Softener, Auto	Total Base New : 254,357						Total Base New : 254,357	E.C.F. X 1.300		Total Depr Cost: 251,782	Estimated T.C.V: 327,317	% Good:		
Wood Sash	Poured Conc.			Softener, Manual	Total Base New : 254,357		Total Base New : 254,357	E.C.F. X 1.300	Total Depr Cost: 251,782	Estimated T.C.V: 327,317	% Good:								
Metal Sash	Stone			Solar Water Heat	Total Base New : 254,357							Total Base New : 254,357	E.C.F. X 1.300	Total Depr Cost: 251,782	Estimated T.C.V: 327,317	% Good:			
Vinyl Sash	Treated Wood			No Plumbing	Total Base New : 254,357		Total Base New : 254,357	E.C.F. X 1.300	Total Depr Cost: 251,782	Estimated T.C.V: 327,317	% Good:								
Double Hung	Concrete Floor			Extra Toilet	Total Base New : 254,357							Total Base New : 254,357	E.C.F. X 1.300	Total Depr Cost: 251,782	Estimated T.C.V: 327,317	% Good:			
Horiz. Slide	(9) Basement Finish			Extra Sink	Total Base New : 254,357		Total Base New : 254,357	E.C.F. X 1.300	Total Depr Cost: 251,782	Estimated T.C.V: 327,317	% Good:								
Casement	Recreation SF			Separate Shower	Total Base New : 254,357							Total Base New : 254,357	E.C.F. X 1.300	Total Depr Cost: 251,782	Estimated T.C.V: 327,317	% Good:			
Double Glass	Living SF			Ceramic Tile Floor	Total Base New : 254,357		Total Base New : 254,357	E.C.F. X 1.300	Total Depr Cost: 251,782	Estimated T.C.V: 327,317	% Good:								
Patio Doors	Walkout Doors			Ceramic Tile Wains	Total Base New : 254,357							Total Base New : 254,357	E.C.F. X 1.300	Total Depr Cost: 251,782	Estimated T.C.V: 327,317	% Good:			
Storms & Screens	No Floor SF			Ceramic Tub Alcove	Total Base New : 254,357		Total Base New : 254,357	E.C.F. X 1.300	Total Depr Cost: 251,782	Estimated T.C.V: 327,317	% Good:								
(3) Roof		(10) Floor Support			Vent Fan	Total Base New : 254,357						Total Base New : 254,357	E.C.F. X 1.300	Total Depr Cost: 251,782	Estimated T.C.V: 327,317	% Good:			
Gable	Gambrel	1 Public Water			(14) Water/Sewer	Total Base New : 254,357		Total Base New : 254,357	E.C.F. X 1.300	Total Depr Cost: 251,782	Estimated T.C.V: 327,317						% Good:		
Hip	Mansard	1 Public Sewer			1 Water Well	Total Base New : 254,357						Total Base New : 254,357	E.C.F. X 1.300	Total Depr Cost: 251,782	Estimated T.C.V: 327,317	% Good:			
Flat	Shed	1 Water Well			1000 Gal Septic	Total Base New : 254,357		Total Base New : 254,357	E.C.F. X 1.300	Total Depr Cost: 251,782	Estimated T.C.V: 327,317						% Good:		
Asphalt Shingle	Cntr.Sup:			2000 Gal Septic	Total Base New : 254,357		Total Base New : 254,357					E.C.F. X 1.300	Total Depr Cost: 251,782	Estimated T.C.V: 327,317	% Good:				
Chimney:	Lump Sum Items:			Total Base New : 254,357		Total Base New : 254,357		Total Base New : 254,357	E.C.F. X 1.300	Total Depr Cost: 251,782	Estimated T.C.V: 327,317					% Good:			
Notes: ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 327,317																			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		310,000	06/01/2001	WD	Download	01-0:2575		0.0			
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status			
1424 S BIRCHAVEN BEACH DR		School: LAKE CITY - 57020									
Owner's Name/Address		P.R.E. 0%									
FINK ARNOLD & CAROL 33992 OLD TIMBER FARMINGTON MI 48331		MAP #:		2019 Est TCV 346,350 TCV/TFA: 115.60							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS							
. LOT 22 BIRCHAVEN BEACH.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		GROUP A 2200/FF 50.00 124.00 1.0000 1.0000 2200 100 110,000							
		Paved Road		50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 110,000							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description			Rate	Size	% Good	Cash Value	
		Water		D/W/P: 3.5 Concrete			5.00	750	82	3,075	
		X	Sewer	Total Estimated Land Improvements True Cash Value =						3,075	
		X	Electric								
		X	Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								
		Topography of Site									
		X	Level								
			Rolling								
			Low								
			High								
			Landscaped								
			Swamp								
			Wooded								
			Pond								
		X	Waterfront								
			Ravine								
			Wetland								
		X	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
			PRIVATE RD	2019	55,000	118,200	173,200			131,608C	
			TPC 12/27/2017 INSPECTED	2018	60,000	102,800	162,800			128,524C	
			TPC 03/30/2015 INSPECTED	2017	60,000	102,800	162,800			125,881C	
			TPC 10/15/2013 INSPECTED	2016	55,000	94,800	149,800			124,759C	

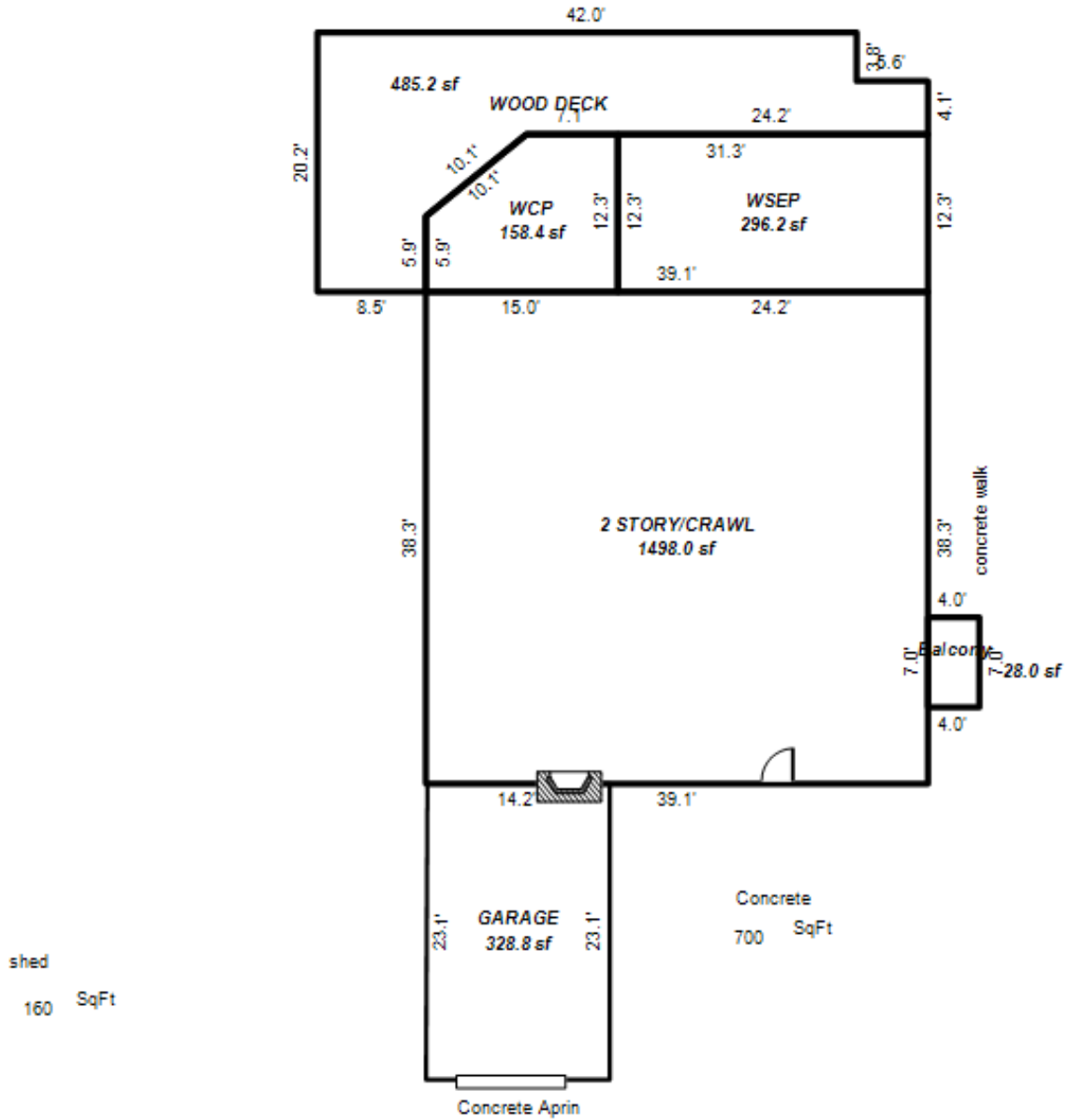


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 296 158 485 28	Type WSEP (1 Story) WCP (1 Story) Composite Wood Balcony	Year Built: 1965 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 328 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																								
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																																																																																																																				
Building Style: 2S		Trim & Decoration																																																																																																																							
Yr Built 1965	Remodeled 1991	Ex	X	Ord		Min	Size of Closets																																																																																																																		
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	Basement 1st Floor 2nd Floor 5 Bedrooms						150 Amps Service																																																																																																																		
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min																																																																																																																		
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			Many X Ave. Few																																																																																																																		
	Insulation	(7) Excavation		(13) Plumbing			Average Fixture(s)																																																																																																																		
(2) Windows		Basement: 0 S.F. Crawl: 1498 S.F. Slab: 0 S.F. Height to Joists: 0.0		1			2																																																																																																																		
X	Many Avg. X Few	Large Avg. X Small		(8) Basement			Average Fixture(s)																																																																																																																		
X	Wood Sash Metal Sash Vinyl Sash	Conc. Block Poured Conc. Stone		No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1																																																																																																																		
X	Double Hung Horiz. Slide Casement	Treated Wood Concrete Floor		(9) Basement Finish			Public Water																																																																																																																		
X	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Public Sewer																																																																																																																		
(3) Roof		(10) Floor Support		1			Water Well																																																																																																																		
X	Gable Hip Flat	Gambrel Mansard Shed		1			1000 Gal Septic 2000 Gal Septic																																																																																																																		
X	Asphalt Shingle	Chimney: Block		Lump Sum Items:																																																																																																																					
<p>Cost Est. for Res. Bldg: 1 Single Family 2S (11) Heating System: Forced Air w/ Ducts Ground Area = 1498 SF Floor Area = 2996 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>2 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,498</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>228,173</td> <td>148,320</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Quantity</th> <th>Unit Cost</th> <th>Total Cost</th> </tr> </thead> <tbody> <tr> <td>Plumbing</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Average Fixture(s)</td> <td>1</td> <td>1,120</td> <td>728</td> </tr> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>3,525</td> <td>2,291</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>WSEP (1 Story)</td> <td>296</td> <td>10,253</td> <td>6,664</td> </tr> <tr> <td>WCP (1 Story)</td> <td>158</td> <td>5,182</td> <td>3,368</td> </tr> <tr> <td>Balcony</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Wood Balcony</td> <td>28</td> <td>866</td> <td>563</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>328</td> <td>11,575</td> <td>7,524</td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-1,684</td> <td>-1,095</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>1,134</td> <td>737</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td>1</td> <td>2,038</td> <td>1,325</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>2,099</td> <td>1,364</td> </tr> <tr> <td>Fireplaces</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Exterior 2 Story</td> <td>1</td> <td>6,089</td> <td>3,958</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Composite</td> <td>485</td> <td>5,684</td> <td>3,695</td> </tr> </tbody> </table> <p><<<< Calculations too long. See Valuation printout for complete pricing. >>>></p>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	2 Story	Siding	Crawl Space	1,498			Total:				228,173	148,320	Item	Quantity	Unit Cost	Total Cost	Plumbing				Average Fixture(s)	1	1,120	728	3 Fixture Bath	1	3,525	2,291	Porches				WSEP (1 Story)	296	10,253	6,664	WCP (1 Story)	158	5,182	3,368	Balcony				Wood Balcony	28	866	563	Garages				Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				Base Cost	328	11,575	7,524	Common Wall: 1 Wall	1	-1,684	-1,095	Water/Sewer				Public Sewer	1	1,134	737	Water Well, 50 Feet	1	2,038	1,325	Built-Ins				Appliance Allow.	1	2,099	1,364	Fireplaces				Exterior 2 Story	1	6,089	3,958	Deck				Composite	485	5,684	3,695
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FINK ARNOLD & CAROL	MAXWELL TODD R	1,870	09/16/2013	QC	QUIT CLAIM	2013-03264 QC	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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S BIRCHHAVEN BEACH	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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FINK ARNOLD & CAROL 33992 OLD TIMBER FARMINGTON MI 48331		2019 Est TCV 112,671				
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	Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS		
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	Public Improvements	* Factors *				
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
GROUP A 2200/FF	50.00	119.00	1.0000	1.0000	2200	100	110,000
50 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value = 110,000

Tax Description	X	Land Improvement Cost Estimates					
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. LOT 23 BIRCHHAVEN BEACH.	X	Description	Rate	Size	% Good	Cash Value
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Comments/Influences	X	Wood Frame	17.76	160	94	2,671
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	X	Total Estimated Land Improvements True Cash Value = 2,671				
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	X					
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	X					
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	X					
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	X					
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	X					
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	X					
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	X					
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	X					
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	X					
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	X					
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	X					
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	X					
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	X					
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	X					
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	X					
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	X					
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	X					
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	X					
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	X					
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	X					
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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		180,000	06/01/2002	WD	Download	02-0:2617		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1404 S BIRCHAVEN BEACH DR			Remodel	12/15/2003	20030457	Complete

Owner's Name/Address	P.R.E.	MAP #:
MAXWELL KEVIN P 10725 NADINE AVE HUNTINGTON WOODS MI 48070-1519	0%	2019 Est TCV 231,329 TCV/TFA: 204.72

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS			
			Description	Frontage	Depth	Value
. LOT 24 BIRCHAVEN BEACH.	X		GROUP A 2200/FF	50.00	115.00	110,000
Comments/Influences			* Factors *			
12X16 SHED ACROSS ROAD			50 Actual Front Feet, 0.13 Total Acres			110,000

Comments/Influences <th rowspan="2">X</th> <th rowspan="2">Public Improvements</th> <th colspan="4">Land Improvement Cost Estimates</th>	X	Public Improvements	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
		Dirt Road					
		Gravel Road					
		Paved Road					
		Storm Sewer					
		Sidewalk					
		Water	D/W/P: 3.5 Concrete	5.00	169 66	558	
	X	Sewer	Wood Frame	18.97	192 45	1,639	
	X	Electric	Residential Local Cost Land Improvements				
	X	Gas					
		Curb	Description	Rate	Size % Good	Cash Value	
		Street Lights	LAND IMPROVE 2500	2,500.00	1 94	2,350	
		Standard Utilities	Total Estimated Land Improvements True Cash Value =				4,547
		Underground Utils.					

Topography of Site	X	Level
		Rolling
		Low
		High
		Landscaped
		Swamp
		Wooded
		Pond
	X	Waterfront
		Ravine
		Wetland
		Flood Plain
	X	PRIVATE RD

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	55,000	60,700	115,700			78,905C
2018	60,000	55,700	115,700			77,056C
2017	60,000	52,100	112,100			75,472C
2016	55,000	50,000	105,000			74,799C

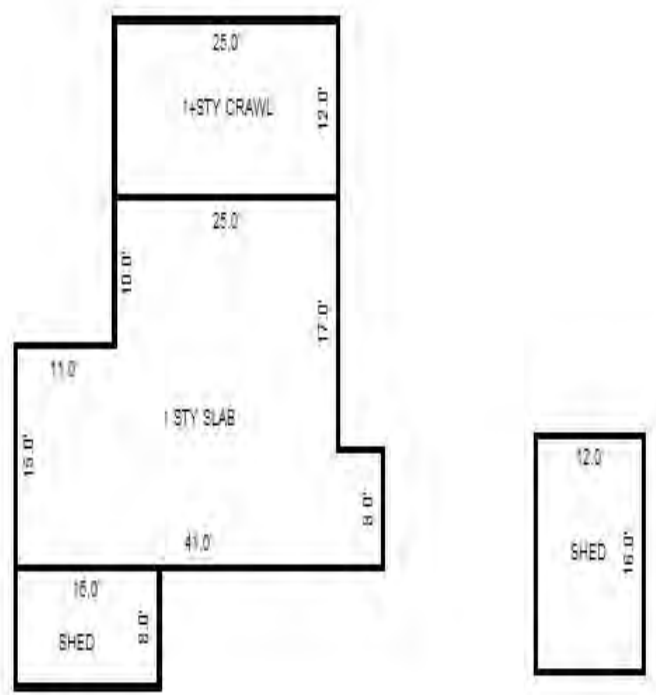
Who When What

TPC 12/27/2017 INSPECTED
 TPC 10/29/2015 INSPECTED
 TPC 10/15/2013 INSPECTED
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																										
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 316	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																									
X	Wood Frame		Drywall Paneled		Plaster Wood T&G																																		
Building Style: 1S		Trim & Decoration																																					
Yr Built 1957	Remodeled 2004	Ex	X	Ord		Min																																	
Condition: Average		Lg		Ord	X	Small																																	
Room List		(5) Floors		Central Air Wood Furnace																																			
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric																																			
		200		Amps Service																																			
		(6) Ceilings		No./Qual. of Fixtures																																			
(1) Exterior				Ex. X Ord. Min																																			
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets																																			
		Insulation		Many X Ave. Few																																			
(2) Windows		(7) Excavation		(13) Plumbing																																			
X	Many Avg. X Few	Large Avg. X Small		Basement: 0 S.F. Crawl: 300 S.F. Slab: 830 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(8) Basement																																			
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF																																			
(3) Roof		(10) Floor Support		(14) Water/Sewer																																			
X	Gable Hip Flat	Gambrel Mansard Shed		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																			
X	Asphalt Shingle			Lump Sum Items:																																			
Chimney: Block																																							
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 1130 SF Floor Area = 1130 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas												Cls C		Blt 1957																									
<table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>830</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>300</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>110,387</td> <td>77,270</td> </tr> </tbody> </table>												Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	830			1 Story	Siding	Crawl Space	300			Total:				110,387	77,270				
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																		
1 Story	Siding	Slab	830																																				
1 Story	Siding	Crawl Space	300																																				
Total:				110,387	77,270																																		
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,120 784 Deck Treated Wood 316 4,244 2,971 Water/Sewer Public Sewer 1 1,134 794 Water Well, 100 Feet 1 4,407 3,085 Built-Ins Appliance Allow. 1 2,099 1,469 Fireplaces Exterior 1 Story 1 4,942 3,459 Local Cost Items SANITARY SEWER 1 0 0												Totals:		128,333 89,832																									
Notes: ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 116,782																																							

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



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALDERDEN SUSAN J	HEEREN KURT M & SVENJE	224,900	10/07/2004	WD	Multiple Improved	04-0/4205		100.0
		165,000	12/01/2001	WD	Download	02-0:0034		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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1394 S BIRCHAVEN BEACH DR	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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HEEREN KURT M & SVENJE 3825 BOWSPRIT CIRCLE WESTLAKE VILLAGE CA 91361	2019 Est TCV 207,505 TCV/TFA: 249.41					
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X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS				
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Public Improvements	* Factors *				
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	50.00	110.00	1.0000	1.0000	2200	100		110,000
50 Actual Front Feet, 0.13 Total Acres								Total Est. Land Value = 110,000

Tax Description	Dirt Road	Land Improvement Cost Estimates				
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. LOT 25 BIRCHAVEN BEACH.	X Paved Road	Description	Rate	Size	% Good	Cash Value
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Comments/Influences	X Storm Sewer	Wood Frame	28.73	48	71	979
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SHED ACROSS ROAD	X Sidewalk	Wood Frame	25.57	72	71	1,307
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	X Water	Residential Local Cost Land Improvements				
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	X Sewer	Description	Rate	Size	% Good	Cash Value
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	X Electric	LAND IMPROVE 2500	2,500.00	1	94	2,350
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	X Gas	Total Estimated Land Improvements True Cash Value = 4,636				
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	X Curb					
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	Street Lights					
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	Standard Utilities					
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	Underground Utils.					
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	Topography of Site					
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	Level					
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	X Rolling					
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	Low					
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	High					
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	Landscaped					
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	Swamp					
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	Wooded					
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	Pond					
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	X Waterfront	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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	Ravine	2019	55,000	48,800	103,800			87,177C
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	Wetland	2018	60,000	46,600	106,600			85,134C
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	Flood Plain	2017	60,000	43,600	103,600			83,383C
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	X PRIVATE RD	2016	55,000	41,800	96,800			82,640C
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Who	When	What						
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TPC 12/27/2017	INSPECTED							
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TPC 10/29/2015	INSPECTED							
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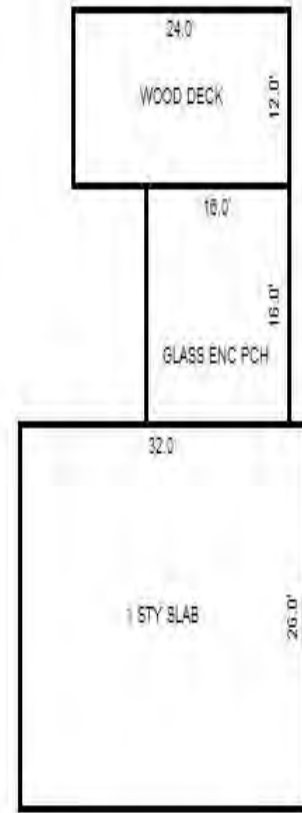
TPC 11/09/2010	INSPECTED							
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 256 288	Type CGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame		(4) Interior Drywall X Paneled Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace													
Yr Built 1965	Remodeled 0	Ex	X Ord	Min	(12) Electric												
Condition: Average		Lg	X Ord	Small	100 Amps Service												
Room List		(5) Floors		No./Qual. of Fixtures													
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min													
(1) Exterior		(6) Ceilings		No. of Elec. Outlets													
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Tile	Many X Ave. Few													
(2) Windows		(7) Excavation		(13) Plumbing													
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 832 S.F. Height to Joists: 0.0	1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(14) Water/Sewer													
X	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic													
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		Lump Sum Items:													
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support														
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:															
Chimney: Block																	
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 832 SF Floor Area = 832 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas										Cls C Blt 1965							
Stories Exterior Foundation Size Cost New Depr. Cost																	
1 Story Siding Slab 832										Total:		83,326		54,161			
Other Additions/Adjustments																	
Plumbing																	
Average Fixture(s)										1		1,120		728			
Porches																	
Solar Water Heat										256		11,256		7,316			
Deck																	
Treated Wood										288		3,992		2,595			
Water/Sewer																	
Public Sewer										1		1,134		737			
Water Well, 50 Feet										1		2,038		1,325			
Built-Ins																	
Appliance Allow.										1		2,099		1,364			
Fireplaces																	
Exterior 1 Story										1		4,942		3,212			
Local Cost Items																	
SANITARY SEWER										1		0		0		*	
Notes:										Totals:		109,907		71,438			
ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCY:														92,869			

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



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COUGHLIN JOHN T & BERNITA	COUGHLIN BERNITA M	0	02/01/2008	DC	CERTIFICATE OF DEATH	2010-05303DC	PTA	0.0
COUGHLIN JOHN T & BERNITA	COUGHLIN JOHN T & BERNITA	0	08/16/2007	QC	Not Qualified	2007/3051		0.0
		104,000	06/01/1996	WD	Download	304:770		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1384 S BIRCHAVEN BEACH DR			Pole Barn	09/02/2010	20100501	100%

Owner's Name/Address	MAP #:	2019 Est TCV 230,405 TCV/TFA: 195.92
COUGHLIN BERNITA M (LLE) 8993 SIMPSON RD OVID MI 48866		

Tax Description	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS			
. LOT 26 BIRCHAVEN BEACH.	X		* Factors *			
Comments/Influences			Description	Frontage	Depth	Rate %Adj. Reason Value
			GROUP A 2200/FF	50.00	105.00	1.0000 1.0000 2200 100 110,000
			50 Actual Front Feet, 0.12 Total Acres			Total Est. Land Value = 110,000
			Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X		Dock: Light posts	32.57	32 0	0
	X		D/W/P: 3.5 Concrete	5.00	145 0	0
	X		D/W/P: Patio Blocks	11.84	725 0	0
	X		Wood Frame	22.41	96 71	1,527
			Residential Local Cost Land Improvements			
			Description	Rate	Size % Good	Cash Value
			LAND IMPROVE 2500	2,500.00	1 97	2,425
			Total Estimated Land Improvements True Cash Value =			3,952



Topography of Site	Level
X Rolling	
X Low	
High	
Landscaped	
Swamp	
Wooded	
Pond	
X Waterfront	
Ravine	
Wetland	
Flood Plain	
X PRIVATE RD	

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	55,000	60,200	115,200			85,918C
2018	60,000	55,200	115,200		115,200W	83,905C
2017	60,000	51,600	111,600			82,180C
2016	55,000	49,500	104,500			81,447C

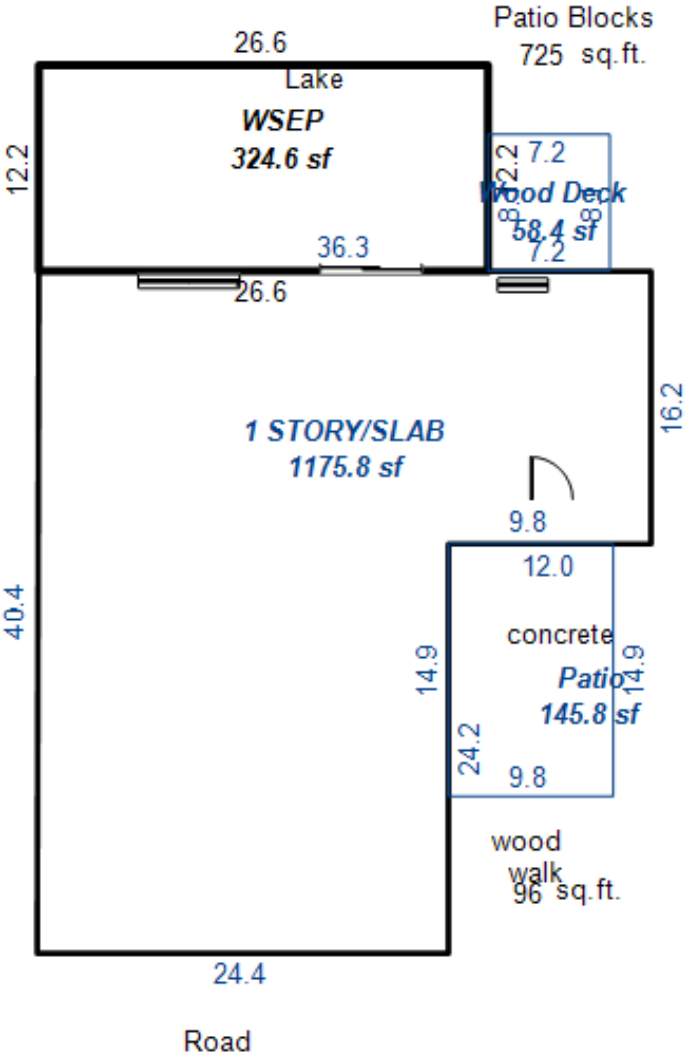
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 324 58 96	Type WSEP (1 Story) Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration														
Yr Built 1970	Remodeled 0	Ex	X	Ord		Min										
Condition: Average		Lg		Ord	X	Small										
Room List		(5) Floors		Central Air Wood Furnace		(12) Electric		200 Amps Service		Class: C Effec. Age: 35 Floor Area: 1,176 Total Base New : 137,814 Total Depr Cost: 89,579 Estimated T.C.V: 116,453		E.C.F. X 1.300				
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(6) Ceilings		No./Qual. of Fixtures		Ex. X Ord. Min		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C Blt 1970				
(1) Exterior		X	Drywall								(11) Heating System: Space Heater Ground Area = 1176 SF Floor Area = 1176 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1176 S.F. Height to Joists: 0.0		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 Average Fixture(s) 2 3 Fixture Bath		1 Story Siding Slab 1,176 Total: 113,380 73,697		Other Additions/Adjustments		Plumbing				
X	Many Avg. X Large Avg. Small	(8) Basement		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		1 Average Fixture(s) 2 3 Fixture Bath		Plumbing		Average Fixture(s) 3 Fixture Bath		1 1,120 728 1 3,525 2,291				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		1 Average Fixture(s) 2 3 Fixture Bath		Porches		Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		WSEP (1 Story) 324 11,159 7,253				
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer		1 Average Fixture(s) 2 3 Fixture Bath		Deck		Treated Wood Treated Wood		58 1,458 948 96 1,901 1,236				
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support		1 Average Fixture(s) 2 3 Fixture Bath		Water/Sewer		Public Sewer Water Well, 50 Feet		1 1,134 737 1 2,038 1,325				
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		1 Average Fixture(s) 2 3 Fixture Bath		Built-Ins		Appliance Allow.		1 2,099 1,364				
Chimney: Block		Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		1 Average Fixture(s) 2 3 Fixture Bath		Local Cost Items		SANITARY SEWER		1 0 0				
								Notes:		ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TC		116,453				
								Totals:		137,814		89,579				

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

2 Dock sections 8 by 4



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WARD DAVID & MARILYN FAMI	RYAN DAVID B & PAMELA M	245,000	10/21/2014	WD	WARRANTY DEED	2014-03643		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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1374 S BIRCHAVEN BEACH DR	School: LAKE CITY - 57020					
---------------------------	---------------------------	--	--	--	--	--

	P.R.E. 0%					
--	-----------	--	--	--	--	--

Owner's Name/Address	MAP #:
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RYAN DAVID B & PAMELA M 11311 BRIMLEY RD WEBBERVILLE MI 48892	2019 Est TCV 294,127 TCV/TFA: 129.34
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X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
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Public Improvements	* Factors *
---------------------	-------------

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	50.00	101.00	1.0000	1.0000	2200	100		110,000
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 110,000

Tax Description	X	Land Improvement Cost Estimates
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. LOT 27 BIRCHAVEN BEACH.	X	
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Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
---------------------	---	-------------	------	------	--------	------------

	X	Dirt Road				
--	---	-----------	--	--	--	--

	X	Gravel Road				
--	---	-------------	--	--	--	--

	X	Paved Road				
--	---	------------	--	--	--	--

	X	Storm Sewer				
--	---	-------------	--	--	--	--

	X	Sidewalk				
--	---	----------	--	--	--	--

	X	Water	D/W/P: 4in Ren. Conc.	6.21	194	0	0
--	---	-------	-----------------------	------	-----	---	---

	X	Sewer	Residential Local Cost Land Improvements				
--	---	-------	--	--	--	--	--

X	Description	Rate	Size	% Good	Cash Value
---	-------------	------	------	--------	------------

X	Gas	LAND IMPROVE 1000	1,000.00	1	95	950
---	-----	-------------------	----------	---	----	-----

X	Curb	Total Estimated Land Improvements True Cash Value =				950
---	------	---	--	--	--	-----

		Street Lights				
--	--	---------------	--	--	--	--

		Standard Utilities				
--	--	--------------------	--	--	--	--

		Underground Utils.				
--	--	--------------------	--	--	--	--

Topography of Site

X Level

Rolling

Low

High

X Landscaped

Swamp

Wooded

Pond

X Waterfront

Ravine

Wetland

Flood Plain

X PRIVATE RD



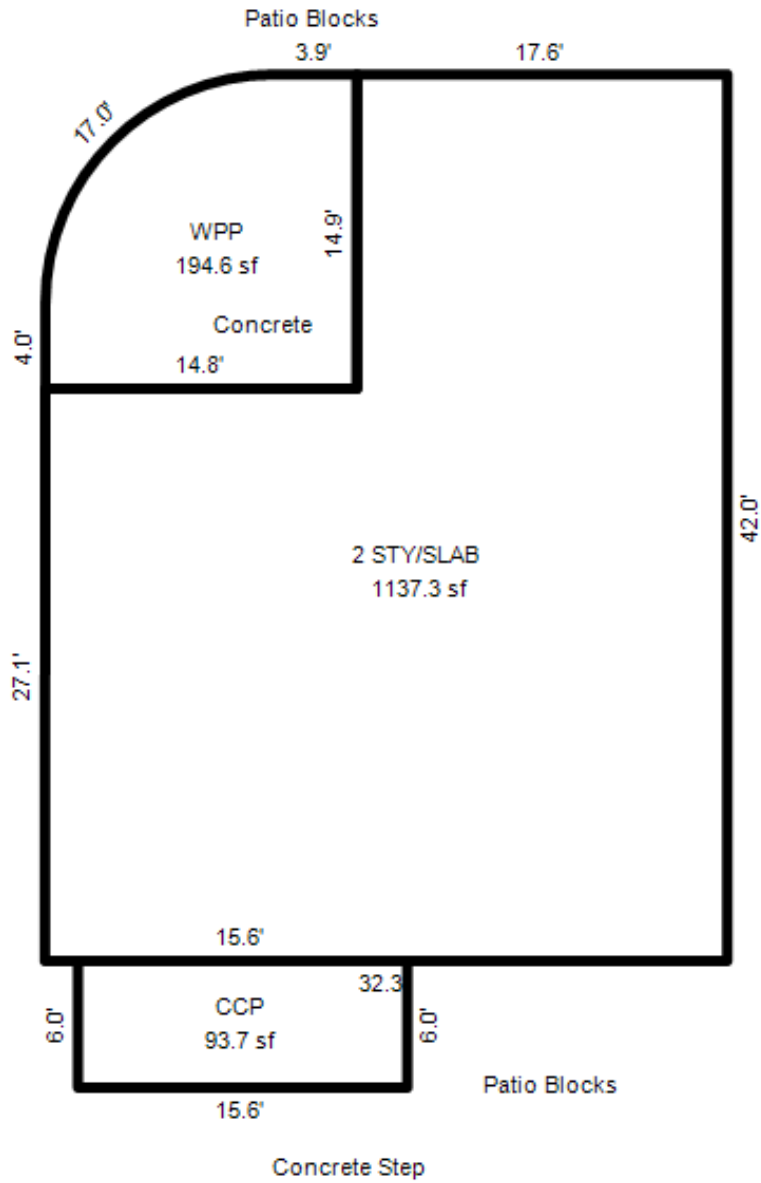
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	55,000	92,100	147,100			132,787C
2018	60,000	80,100	140,100			129,675C
2017	60,000	80,100	140,100			127,008C
2016	55,000	73,900	128,900			125,876C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks			(17) Garage																																																																										
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 93 194	Type CCP (1 Story) WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																								
X	Wood Frame	X	Drywall X Paneled	X	Plaster Wood T&G																																																																																			
Building Style: 2S		Trim & Decoration																																																																																						
Yr Built 1963	Remodeled 1989	Ex	X	Ord		Min																																																																																		
Condition: Average		Lg	X	Ord		Small																																																																																		
Room List		(5) Floors			Central Air Wood Furnace																																																																																			
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:			(12) Electric																																																																																			
		(6) Ceilings			No./Qual. of Fixtures																																																																																			
(1) Exterior	X	Tile				Ex.	X	Ord.		Min																																																																														
X	Wood/Shingle Aluminum/Vinyl Brick	No. of Elec. Outlets																																																																																						
	Insulation	Many	X	Ave.		Few																																																																																		
(2) Windows	X	Avg. Few	X	Avg. Small																																																																																				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1137 S.F. Height to Joists: 0.0			(13) Plumbing																																																																																			
X	Double Glass Patio Doors Storms & Screens	(8) Basement																																																																																						
(3) Roof	X	Many Avg. Few	X	Large Avg. Small																																																																																				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																																																						
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		1 1 1000 Gal Septic 2000 Gal Septic																																																																																						
		Lump Sum Items:																																																																																						
Cost Est. for Res. Bldg: 1 Single Family 2S (11) Heating System: Forced Air w/ Ducts Ground Area = 1137 SF Floor Area = 2274 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>2 Story</td> <td>Siding</td> <td>Slab</td> <td>1,137</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>196,419</td> <td>127,670</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th>Size</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1</td> <td>1,120</td> <td>728</td> </tr> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>3,525</td> <td>2,291</td> </tr> </tbody> </table> Porches <table border="1"> <thead> <tr> <th>Type</th> <th>Area</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>CCP (1 Story)</td> <td>93</td> <td>1,999</td> <td>1,299</td> </tr> <tr> <td>WPP</td> <td>194</td> <td>3,403</td> <td>2,212</td> </tr> </tbody> </table> Water/Sewer <table border="1"> <thead> <tr> <th>Type</th> <th>Size</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>Public Sewer</td> <td>1</td> <td>1,134</td> <td>737</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td>1</td> <td>2,038</td> <td>1,325</td> </tr> </tbody> </table> Built-Ins <table border="1"> <thead> <tr> <th>Type</th> <th>Size</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>Appliance Allow.</td> <td>1</td> <td>2,099</td> <td>1,364</td> </tr> </tbody> </table> Fireplaces <table border="1"> <thead> <tr> <th>Type</th> <th>Size</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>Interior 2 Story</td> <td>1</td> <td>5,044</td> <td>3,279</td> </tr> </tbody> </table> Local Cost Items SANITARY SEWER <table border="1"> <thead> <tr> <th>Type</th> <th>Size</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>SANITARY SEWER</td> <td>1</td> <td>0</td> <td>0</td> </tr> </tbody> </table> Totals: 216,781 140,905 Notes: ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCv: 183,177											Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	2 Story	Siding	Slab	1,137			Total:				196,419	127,670	Average Fixture(s)	Size	Cost	Depr.	1	1	1,120	728	3 Fixture Bath	1	3,525	2,291	Type	Area	Cost	Depr.	CCP (1 Story)	93	1,999	1,299	WPP	194	3,403	2,212	Type	Size	Cost	Depr.	Public Sewer	1	1,134	737	Water Well, 50 Feet	1	2,038	1,325	Type	Size	Cost	Depr.	Appliance Allow.	1	2,099	1,364	Type	Size	Cost	Depr.	Interior 2 Story	1	5,044	3,279	Type	Size	Cost	Depr.	SANITARY SEWER	1	0	0
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																			
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Total:				196,419	127,670																																																																																			
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SANITARY SEWER	1	0	0																																																																																					

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



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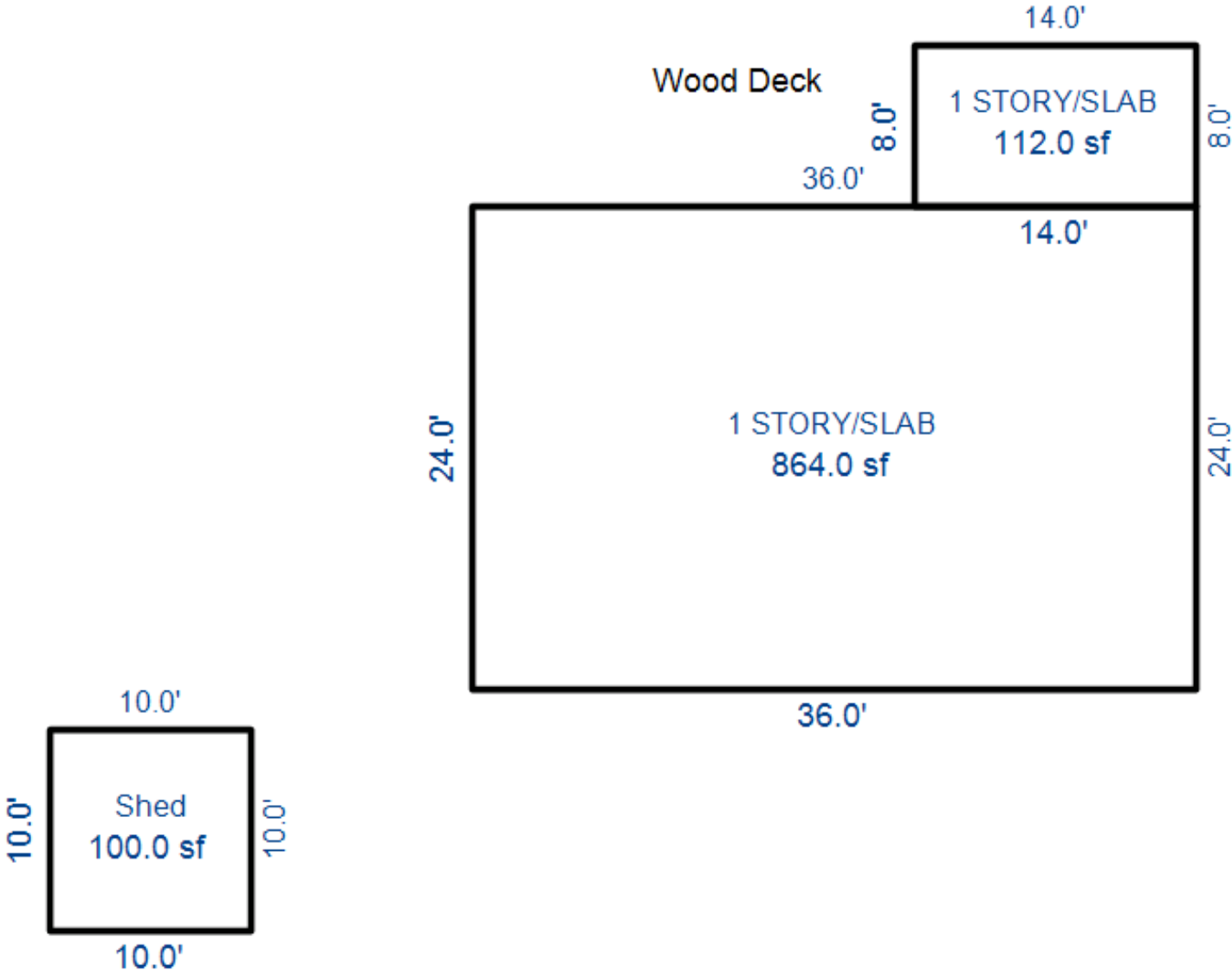
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status				
1364 S BIRCHAVEN BEACH DR		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%		MAP #:								
SMITH ROBERT I 26069 SHELLEYLYNN CT FRANKLIN MI 48025		2019 Est TCV 204,825 TCV/TFA: 209.86										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
. LOTS 28 & 29 BIRCHAVEN BEACH.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP D 1500/FF	50.00	95.00	0.8123	1.0000	1500	100		60,919
		Paved Road		GROUP D 1500/FF	50.00	95.00	0.8123	1.0000	1500	100		60,919
		Storm Sewer		100 Actual Front Feet, 0.22 Total Acres Total Est. Land Value = 121,838								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description					Rate	Size	% Good	Cash Value
		X Sewer		Wood Frame					19.45	100	50	972
		X Electric		Residential Local Cost Land Improvements								
		X Gas		Description					Rate	Size	% Good	Cash Value
		Curb		LAND IMPROVE 1000					1,000.00	1	95	950
		Street Lights		Total Estimated Land Improvements True Cash Value = 1,922								
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		X PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2019	60,900	41,500	102,400		80,617C		
		TPC 12/27/2017	INSPECTED		2018	60,900	39,300	100,200		78,728C		
		TPC 10/27/2015	INSPECTED		2017	60,900	36,800	97,700		77,109C		
		TPC 04/30/2013	INSPECTED		2016	69,600	35,200	104,800		76,422C		



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 300	Type CPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame		Drywall Paneled			Plaster Wood T&G										
Building Style: 1S		Trim & Decoration														
Yr Built 1962	Remodeled 0	Ex	X	Ord		Min										
Condition: Average		Lg	X	Ord		Small										
Room List		(5) Floors														
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:					(12) Electric									
		100 Amps Service														
Room List		(5) Floors														
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:					(12) Electric									
		100 Amps Service														
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD		Blt 1962				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	Ex.	X	Ord.		Min	(11) Heating System: Wall/Floor Furnace Ground Area = 976 SF Floor Area = 976 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas									
(2) Windows		(7) Excavation		No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost									
X	Many Avg. X Few	Large Avg. Small					1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 864 1 112 Total: 83,011 53,958						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	Basement: 0 S.F. Crawl: 0 S.F. Slab: 976 S.F. Height to Joists: 0.0					Other Additions/Adjustments									
X	Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Plumbing			Plumbing Average Fixture(s) 1 933 606 Porches CPP 300 3,225 2,096 Water/Sewer Public Sewer 1 1,006 654 Water Well, 50 Feet 1 1,962 1,275 Built-Ins Appliance Allow. 1 1,467 954 Fireplaces Exterior 1 Story 1 4,331 2,815 Local Cost Items SANITARY SEWER 1 0 0									
(3) Roof		(9) Basement Finish		(13) Plumbing			Notes:									
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF					ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 81,065								
X	Asphalt Shingle	(10) Floor Support		(14) Water/Sewer			Totals: 95,935 62,358									
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
		Lump Sum Items:														



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
COEBLY JUDITH L	COEBLY JUDITH L TRUST	0	11/01/2017	QC	FAMILY SALE	2017-03557		0.0							
COEBLY JUDITH L TRUST	COEBLY JUDITH L TRUST	10	11/01/2017	PTA	FAMILY SALE	PTA	PTA	0.0							
LINDEMAN CHERYL P TRUST	COEBLY JUDITH	83,000	10/02/2017	QC	FAMILY SALE	2017-03151	PTA	0.0							
LINDEMAN CHERYL PENCE AKA	LINDEMAN CHERYL P TRUST	1	09/22/2011	WD	WARRANTY DEED	2011-031431 WD	PTA	0.0							
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status					
1344 S BIRCHAVEN BEACH DR		School: LAKE CITY - 57020													
Owner's Name/Address		P.R.E. 0%													
COEBLY JUDITH L TRUST 5364 KIERSTAN DR BRIGHTON MI 48114		MAP #:		2019 Est TCV 172,510 TCV/TFA: 254.44											
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS									
. LOT 30 BIRCHAVEN BEACH.		Public Improvements				* Factors *									
Comments/Influences		Dirt Road		Gravel Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X Paved Road				GROUP A 2200/FF		50.00	88.00	1.0000	1.0000	2200	100		110,000
		X Storm Sewer				50 Actual Front Feet, 0.10 Total Acres		Total Est. Land Value =						110,000	
		X Sidewalk				Land Improvement Cost Estimates									
		X Water				Description		Rate	Size	% Good	Cash Value				
		X Sewer				Wood Frame		26.48	24	94	598				
		X Electric				Residential Local Cost Land Improvements									
		X Gas				Description		Rate	Size	% Good	Cash Value				
		X Curb				LAND IMPROVE 1000		1,000.00	1	95	950				
		Street Lights				Total Estimated Land Improvements True Cash Value =						1,548			
		Standard Utilities													
		Underground Utils.													
		Topography of Site													
		X Level													
		Rolling													
		Low													
		High													
		Landscaped													
		Swamp													
		Wooded													
		Pond													
		X Waterfront													
		Ravine													
		Wetland													
		Flood Plain													
		X PRIVATE RD													
		Who		When		What		2019	55,000	31,300	86,300			48,120C	
		TPC 12/27/2017		INSPECTED				2018	60,000	31,300	91,300			46,993C	
		TPC 03/30/2015		INSPECTED				2017	60,000	29,300	89,300			46,027C	
		TPC 04/30/2013		INSPECTED				2016	55,000	28,000	83,000			45,617C	

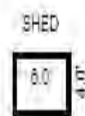
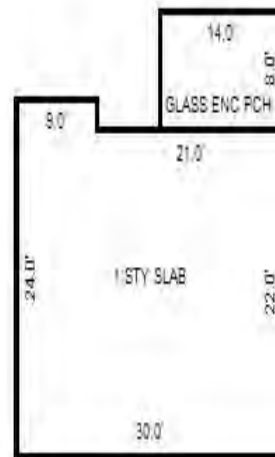


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	X Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 112	Type CGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame		Drywall Paneled				Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						
Building Style: 1S		Trim & Decoration													
Yr Built 1955	Remodeled 1990	Ex	X Ord			Min	Size of Closets								
Condition: Average		Lg		Ord	X	Small	Doors								
Room List		(5) Floors		Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric 100 Amps Service											
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures											
X	Wood/Shingle Aluminum/Vinyl Brick				Ex.	X Ord.		Min	No. of Elec. Outlets						
	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 678 S.F. Height to Joists: 0.0			(13) Plumbing								
X	(2) Windows	Many Avg.	X Large Avg.												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
X	(3) Roof	(9) Basement Finish													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF												
X	Asphalt Shingle	(10) Floor Support													
	Chimney: Block	Joists: Unsupported Len: Cntr.Sup:													
				1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic											
				Lump Sum Items:											
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 678 SF Floor Area = 678 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas										Cls CD		Blt 1955			
Stories Exterior Foundation Size Cost New Depr. Cost															
1 Story Siding Slab 678 Total: 61,858 37,115															
Other Additions/Adjustments															
Plumbing Average Fixture(s) 1 933 560															
Porches CGEP (1 Story) 112 5,592 3,355															
Water/Sewer Public Water 1 1,006 604															
Public Sewer 1 1,006 604															
Water Well, 50 Feet 1 1,962 1,177															
Built-Ins Appliance Allow. 1 1,467 880															
Fireplaces Exterior 1 Story 1 4,331 2,599															
Local Cost Items SANITARY SEWER 1 0 0 *															
Totals: 78,155 46,894															
Notes: ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCY: 60,962															

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



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FERGUSON DAVID C & ROSE M	FERGUSON DAVID C & ROSE M	0	05/23/2007	QC	Not Qualified	2007/2087		0.0
FERGUSON ROSEMARY	FERGUSON DAVID C & ROSE M	0	02/10/2004	QC	Not Qualified	04-0/0529		0.0
		76,000	09/01/1996	WD	Download	318:1334		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1334 S BIRCHAVEN BEACH DR			Shed	01/01/2015	2015-31157	100%

Owner's Name/Address	MAP #:
FERGUSON DAVID C & ROSE M (TTEE) THE BIRCHAVEN COTTAGE TRUST 113 E MADISON STREET DEWITT MI 48820	2019 Est TCV 169,616 TCV/TFA: 242.31

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS																											
. LOT 31 BIRCHAVEN BEACH.	X		<p>* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>GROUP A 2200/FF</td> <td>50.00</td> <td>93.00</td> <td>1.0000</td> <td>1.0000</td> <td>2200</td> <td>100</td> <td></td> <td>110,000</td> </tr> <tr> <td colspan="8">50 Actual Front Feet, 0.11 Total Acres</td> <td>Total Est. Land Value = 110,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	GROUP A 2200/FF	50.00	93.00	1.0000	1.0000	2200	100		110,000	50 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value = 110,000
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
GROUP A 2200/FF	50.00	93.00	1.0000	1.0000	2200	100		110,000																						
50 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value = 110,000																						

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates															
	X	Dirt Road	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 3.5 Concrete</td> <td>4.68</td> <td>65</td> <td>0</td> <td>0</td> </tr> <tr> <td>Wood Frame</td> <td>17.76</td> <td>160</td> <td>94</td> <td>2,671</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: 3.5 Concrete	4.68	65	0	0	Wood Frame	17.76	160	94	2,671
Description	Rate	Size		% Good	Cash Value													
D/W/P: 3.5 Concrete	4.68	65	0	0														
Wood Frame	17.76	160	94	2,671														
	X	Gravel Road	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>LAND IMPROVE 1000</td> <td>1,000.00</td> <td>1</td> <td>95</td> <td>950</td> </tr> <tr> <td colspan="5">Total Estimated Land Improvements True Cash Value = 3,621</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	LAND IMPROVE 1000	1,000.00	1	95	950	Total Estimated Land Improvements True Cash Value = 3,621				
Description	Rate	Size		% Good	Cash Value													
LAND IMPROVE 1000	1,000.00	1	95	950														
Total Estimated Land Improvements True Cash Value = 3,621																		
	X	Paved Road																
	X	Storm Sewer																
	X	Sidewalk																
	X	Water																
	X	Sewer																
	X	Electric																
	X	Gas																
	X	Curb																
	X	Street Lights																
	X	Standard Utilities																
	X	Underground Utils.																

Topography of Site	X	Level
	X	Rolling
	X	Low
	X	High
	X	Landscaped
	X	Swamp
	X	Wooded
	X	Pond
	X	Waterfront
	X	Ravine
	X	Wetland
	X	Flood Plain
	X	PRIVATE RD



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	55,000	29,800	84,800			55,593C
2018	60,000	27,400	87,400			54,291C
2017	60,000	25,700	85,700			53,175C
2016	55,000	24,600	79,600			52,701C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 96	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame		(4) Interior Drywall X Paneled Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1S		Trim & Decoration Ex X Ord Min			Central Air Wood Furnace											
Yr Built 1958	Remodeled 0	Size of Closets Lg X Ord Small			(12) Electric 60 Amps Service											
Condition: Average		Doors Solid X H.C.			No Heating/Cooling											
Room List		(5) Floors Basement 1st Floor 2nd Floor Bedrooms			Kitchen: Other: Other:											
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures Ex. X Ord. Min											
X	Wood/Shingle Aluminum/Vinyl Brick Insulation				No. of Elec. Outlets Many X Ave. Few											
(2) Windows		(7) Excavation			(13) Plumbing											
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 700 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement			14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish			Lump Sum Items:											
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF														
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:													
X	Asphalt Shingle															
Chimney: Block																
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 700 SF Floor Area = 700 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas										Cls CD		Blt 1958				
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Slab 700										Total:		62,246 37,348				
Other Additions/Adjustments																
Plumbing																
Average Fixture(s)										1		933 560				
Deck																
Treated Wood										96		1,855 1,113				
Water/Sewer																
Public Sewer										1		1,006 604				
Water Well, 100 Feet										1		4,280 2,568				
Built-Ins																
Appliance Allow.										1		1,467 880				
Local Cost Items																
SANITARY SEWER										1		0 0 *				
Totals:												71,787 43,073				
Notes:																
ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:												55,995				

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



Sketch by Apex IVT

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.											
FROEHLICH GAIL & FROEHLIC	LAROSE RYAN & ERIN N	220,000	09/19/2017	WD	Arms Length	2017-03007	PTA	100.0											
WILSON DONNA	FROEHLICH GAIL & FROEHLIC	0	02/12/2007	QC	Not Qualified	2007/654		0.0											
THOMAS RHONDA	FROEHLICH GAIL & FROEHLIC	0	08/07/2003	QC	Not Qualified	2003/4890		0.0											
LA DUKE SUSAN	FROEHLICH GAIL & FROEHLIC	0	07/14/2003	QC	Not Qualified	2003/3878		0.0											
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status									
1324 S BIRCHAVEN BEACH DR		School: LAKE CITY - 57020		Reroof		03/02/2018		2018-0043	100%										
Owner's Name/Address		P.R.E. 0%		MAP #:		2019 Est TCV 201,524 TCV/TFA: 213.25													
LAROSE RYAN & ERIN N 11070 WILDLIFE DR SE LOWELL MI 49331		X Improved		Vacant		Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS													
Tax Description		Public Improvements		* Factors *															
. LOT 32 BIRCHAVEN BEACH.		Dirt Road		Description		Frontage		Depth		Front		Depth		Rate %Adj.		Reason		Value	
Comments/Influences		Gravel Road		GROUP A 2200/FF		50.00		116.00		1.0000		1.0000		2200 100				110,000	
		Paved Road		50 Actual Front Feet, 0.13 Total Acres										Total Est. Land Value =				110,000	
		Storm Sewer		Land Improvement Cost Estimates															
		Sidewalk		Description		Rate		Size % Good		Cash Value									
		Water		D/W/P: 3.5 Concrete		5.00		157 0		0									
		X Sewer		Wood Frame		27.67		56 95		1,472									
		X Electric		Residential Local Cost Land Improvements															
		X Gas		Description		Rate		Size % Good		Cash Value									
		Curb		LAND IMPROVE 1000		1,000.00		1 95		950									
		Street Lights		Total Estimated Land Improvements True Cash Value =							2,422								
		Standard Utilities																	
		Underground Utils.																	
		Topography of Site																	
		Level																	
		Rolling																	
		Low																	
		X High																	
		Landscaped																	
		Swamp																	
		Wooded																	
		Pond																	
		X Waterfront																	
		Ravine																	
		Wetland																	
		Flood Plain		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value			
		X PRIVATE RD		2019		55,000		45,800		100,800						100,800S			
		TPC 08/21/2018 INSPECTED		2018		60,000		38,700		98,700						98,700S			
		TPC 12/27/2017 INSPECTED		2017		60,000		36,200		96,200						77,408C			
		TPC 09/19/2017 INSPECTED		2016		55,000		34,700		89,700						76,718C			

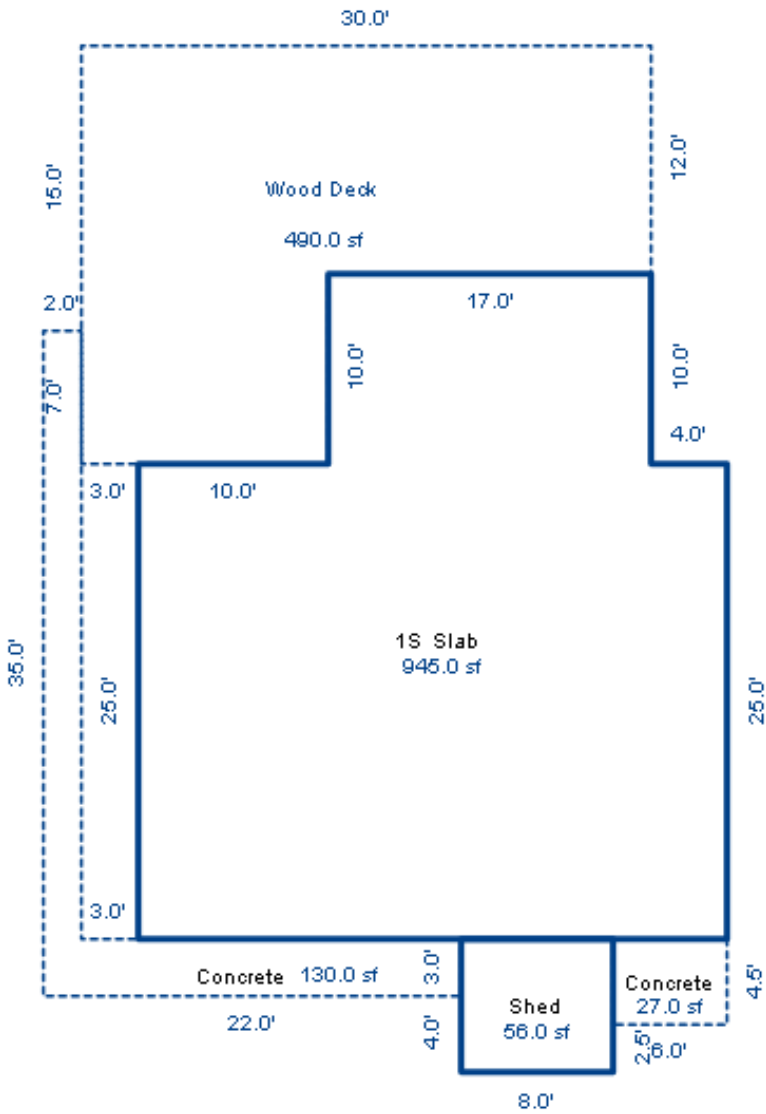


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 490	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame		Drywall Paneled	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1S		Trim & Decoration														
Yr Built 1964	Remodeled 2018	Ex	X Ord	Min	Size of Closets											
Condition: Average		Lg	Ord	X Small	Doors											
Room List		(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(12) Electric												
		100 Amps Service														
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures												
X	Wood/Shingle Aluminum/Vinyl Brick	Ex.	X Ord.	Min	No. of Elec. Outlets											
Insulation		Many		X Ave.	Few	(13) Plumbing										
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 945 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Many Avg. Few	X	Large Avg. Small	(8) Basement												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish												
X	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF														
(3) Roof		(10) Floor Support		(14) Water/Sewer												
X	Gable Hip Flat	Gambrel Mansard Shed		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic												
X	Asphalt Shingle			Lump Sum Items:												
Chimney: Metal																
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 945 SF Floor Area = 945 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas										Cls C		Blt 1964				
Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 945 Total: 93,402 60,710																
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,120 728 Deck Treated Wood 490 5,655 3,676 Water/Sewer Public Sewer 1 1,134 737 Water Well, 50 Feet 1 2,038 1,325 Built-Ins Appliance Allow. 1 2,099 1,364 Local Cost Items SANITARY SEWER 1 0 0 * Totals: 105,448 68,540																
Notes:																
ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:												89,102				

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COWDREY PHILLIP E & LINDA	SCHLICK DAVID R & MARIANN	305,000	06/10/2005	WD	Multiple Improved	05-0/2291		100.0
		84,900	01/01/1997	WD	Download	308:1180		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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1314 S BIRCHAVEN BEACH DR	School: LAKE CITY - 57020					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
SCHLICK DAVID R & MARIANNE Q 2700 OAKWOOD GRAND RAPIDS MI 49506	2019 Est TCV 239,728 TCV/TFA: 191.48

X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	GROUP A 2200/FF	50.00	146.00	1.0000	1.0000	2200	100		110,000
	50 Actual Front Feet, 0.17 Total Acres								Total Est. Land Value = 110,000

Tax Description	X	Land Improvement Cost Estimates
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Description	Rate	Size	% Good	Cash Value
Water	Fencing: Wd, Picket, 30-40	10.44	50 0	0
X Sewer	D/W/P: 3.5 Concrete	5.00	300 0	0
X Electric	Wood Frame	20.11	156 50	1,568
X Gas	Residential Local Cost Land Improvements			
Curb	Description	Rate	Size % Good	Cash Value
Street Lights	LAND IMPROVE 1000	1,000.00	1 95	950
Standard Utilities	Total Estimated Land Improvements True Cash Value =			2,518
Underground Utils.				

Topography of Site

X Level	
X Rolling	
Low	
X High	
Landscaped	
Swamp	
Wooded	
Pond	
X Waterfront	
Ravine	
Wetland	
Flood Plain	
X PRIVATE RD	

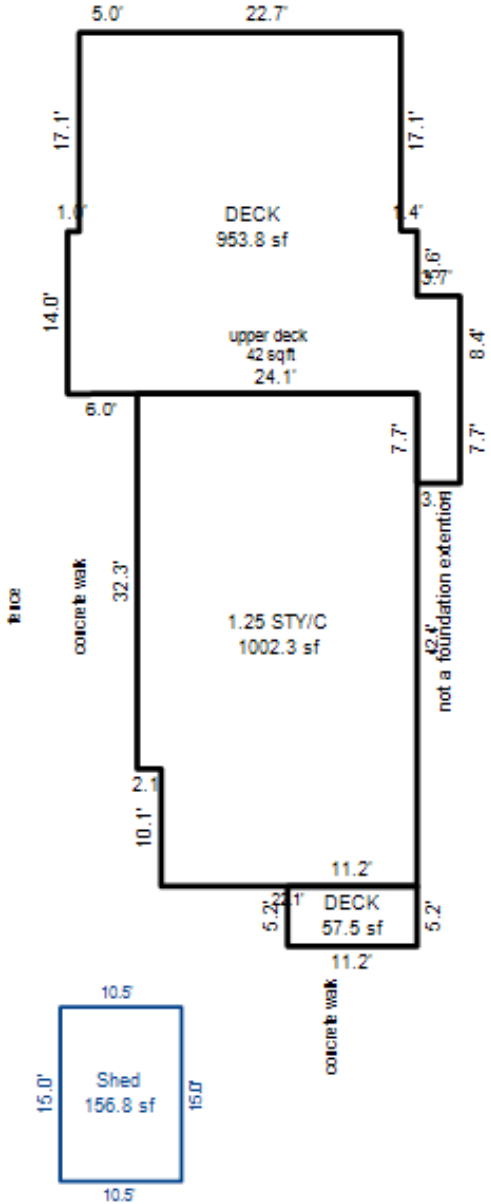
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	55,000	64,900	119,900			94,149C
2018	60,000	60,400	120,400			91,943C
2017	60,000	56,500	116,500			90,052C
2016	55,000	52,100	107,100			89,249C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 953 57 42	Type Treated Wood Treated Wood Wood Balcony	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame		(4) Interior Drywall Paneled	X	Plaster Wood T&G										
Building Style: 1.5S		Trim & Decoration													
Yr Built 1970	Remodeled 1997	Ex	X	Ord		Min	Size of Closets								
Condition: Average		Lg	X	Ord		Small	Doors								
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric								
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		100			Amps Service								
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S							Cls C Blt 1970	
X	Wood/Shingle Aluminum/Vinyl Brick	Ex.	X	Ord.		Min	No. of Elec. Outlets								
	Insulation	Many	X	Ave.		Few	(13) Plumbing								
(2) Windows		(7) Excavation		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat			Deck								
X	Wood Sash	Basement: 0 S.F. Crawl: 1002 S.F. Slab: 0 S.F. Height to Joists: 0.0		No Plumbing			Treated Wood								
X	Metal Sash	(8) Basement		Extra Toilet			Treated Wood								
X	Vinyl Sash	Conc. Block Poured Conc. Stone		Extra Sink			Balcony								
X	Double Hung	Treated Wood		Separate Shower			Wood Balcony								
X	Horiz. Slide Casement	Concrete Floor		Ceramic Tile Floor			Water/Sewer								
(3) Roof		(9) Basement Finish		Ceramic Tile Wains			Public Sewer								
	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		Ceramic Tub Alcove Vent Fan			Water Well, 50 Feet								
X	Gable	(10) Floor Support		(14) Water/Sewer			Built-Ins								
X	Hip	1 Public Water		Public Sewer			Appliance Allow.								
X	Flat	1 Public Sewer		Water Well			Local Cost Items								
X	Asphalt Shingle	1 Water Well		1000 Gal Septic			SANITARY SEWER								
Chimney: Metal		1 2000 Gal Septic		Lump Sum Items:			Notes:								
										Totals:		139,792		97,854	
										ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 =>		TCV:		127,210	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DONNER DAVID STEVEN	MERCHANT JOSHUA D & CARRI	243,700	09/21/2018	WD	Arms Length	2018-03097	PTA	100.0
DONER LIVING TRUST	DONNER CYNTHIA APPELEGATE	0	09/05/2018	QC	FAMILY SALE	2018-03094		0.0
DONNER CYNTHIA APPELEGATE	DONNER STEVEN DONNER	0	09/05/2018	QC	FAMILY SALE	201-03096		50.0
DONNER DAVID S & CYNTHIA	DONNER LIVING TRUST	0	04/15/2016	QC	FAMILY SALE	2016-01439	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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1304 S BIRCHAVEN BEACH DR	School: LAKE CITY - 57020					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
MERCHANT JOSHUA D & CARRIE L 1700 SHOVEWAY RD STORM LAKE IA 50588	2019 Est TCV 205,844 TCV/TFA: 251.03

X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
		GROUP A 2200/FF	50.00	170.00	1.0000	1.0000	2200	100		110,000	
		50 Actual Front Feet, 0.20 Total Acres								Total Est. Land Value =	110,000

Tax Description	X	Land Improvement Cost Estimates
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Description	Rate	Size	% Good	Cash Value
Dirt Road				
Gravel Road				
Paved Road				
Storm Sewer				
Sidewalk				
Water				
X Sewer	32.57	240	0	0
X Electric	2.35	800	0	0
X Gas	24.51	80	71	1,392
Curb				
Street Lights				
Standard Utilities				
Underground Utils.				
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	95	1,900
Total Estimated Land Improvements True Cash Value =				3,292

Topography of Site

X Rolling
Low
High
X Landscaped
Swamp
Wooded
Pond
X Waterfront
Ravine
Wetland
Flood Plain
X PRIVATE RD

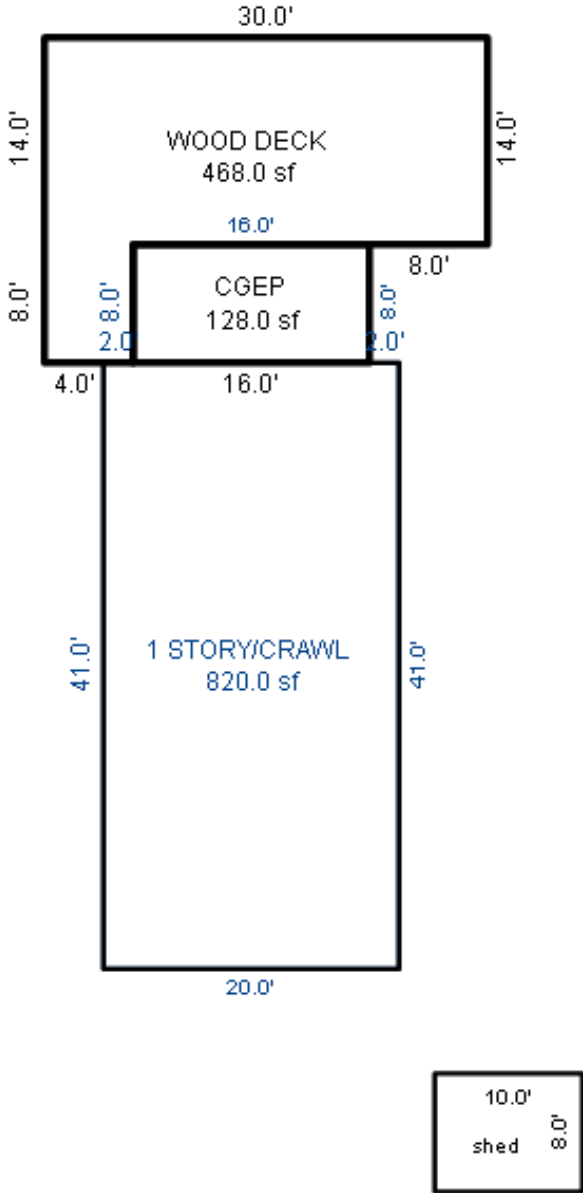
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	55,000	47,900	102,900			102,900S
2018	60,000	44,400	104,400			83,086C
2017	60,000	41,500	101,500			81,378C
2016	55,000	39,800	94,800			80,653C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 128 468	Type CGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame		Drywall Paneled		Plaster Wood T&G														
Building Style: 1S		Trim & Decoration																	
Yr Built 1960	Remodeled 1987	Ex	X	Ord		Min	Size of Closets												
Condition: Average		Lg		Ord	X	Small	Doors			Solid	X	H.C.							
Room List		(5) Floors		Central Air Wood Furnace															
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(12) Electric			100		Amps Service										
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex.		X	Ord.		Min							
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			Many		X	Ave.		Few							
	Insulation	(7) Excavation		(13) Plumbing			1		Average Fixture(s)										
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 820 S.F. Height to Joists: 0.0		2			3		Fixture Bath										
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			2		Fixture Bath										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1		Average Fixture(s)										
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			1		Public Water										
(3) Roof		(10) Floor Support		(14) Water/Sewer			1		Public Sewer										
X	Gable Hip Flat	Gambrel Mansard Shed		1			1		Water Well										
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1000 Gal Septic 2000 Gal Septic			Lump Sum Items:												
Chimney: Brick																			
Cost Est. for Res. Bldg: 1 Single Family 1S										Cls C		Blt 1960							
(11) Heating System: Forced Air w/ Ducts										Ground Area = 820 SF		Floor Area = 820 SF.							
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65										Building Areas		Stories		Exterior		Foundation			
1 Story										Siding		Slab		Size		Cost New			
										820		Total:		82,244		53,458			
Other Additions/Adjustments										Plumbing		Average Fixture(s)		1		1,120		728	
										3		Fixture Bath		1		3,525		2,291	
Porches										CGEP (1 Story)		128		6,940		4,511			
Deck										Treated Wood		468		5,490		3,568			
Water/Sewer										Public Sewer		1		1,134		737			
										Water Well, 50 Feet		1		2,038		1,325			
Built-Ins										Appliance Allow.		1		2,099		1,364			
Fireplaces										Exterior 1 Story		1		4,942		3,212			
Local Cost Items										SANITARY SEWER		1		0		0		*	
Notes:										ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCY:		109,532		71,194		92,552			

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WALKER THOMAS & DAMIA	KINEY CAROL LEE	200,000	11/21/2014	WD	WARRANTY DEED	2014-03891	PTA	100.0
SCOTT MICHAEL J & KATHLEE	WALKER THOMAS & DAMIA	205,000	09/16/2011	WD	WARRANTY DEED	2011-02915	PTA	100.0
		15,000	02/01/1998	WD	Download	03-0:5361		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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1284 S BIRCHAVEN BEACH DR	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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KINEY CAROL LEE 22192 HILLSIDE DR NORTHVILLE MI 48167	2019 Est TCV 190,966 TCV/TFA: 284.18
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X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS			
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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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	Dirt Road								135,290
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	Gravel Road								0
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X	Paved Road								0
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	Storm Sewer								0
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	Sidewalk								0
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	Water								0
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X	Sewer								0
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X	Electric								0
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X	Gas								1,282
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	Curb								0
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	Street Lights								0
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	Standard Utilities								0
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	Underground Utils.								0
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Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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	Level							
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	Rolling							
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X	High							
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	Landscaped							
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	Swamp							
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	Wooded							
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	Pond							
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X	Waterfront							
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	Ravine							
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	Wetland							
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X	Flood Plain							
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X	PRIVATE RD							
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	Who	When	What	2019	67,600	27,900	95,500		94,515C
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	TPC 12/27/2017	INSPECTED		2018	67,600	24,700	92,300		92,300S
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	TPC 04/29/2013	INSPECTED		2017	67,600	23,100	90,700		90,608C
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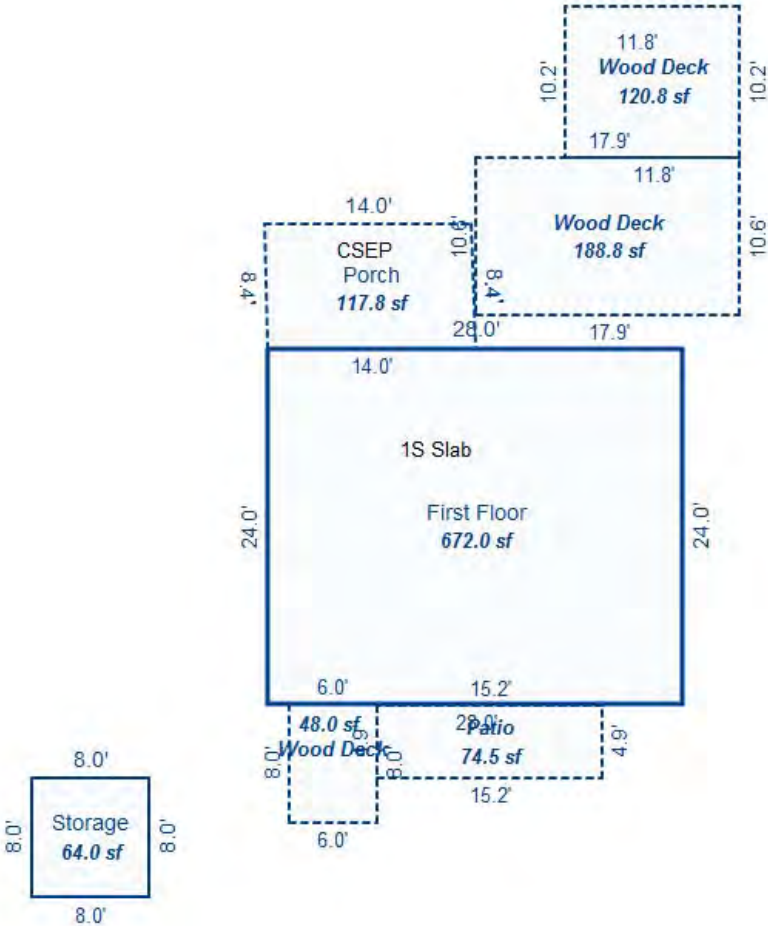
				2016	67,600	22,200	89,800		89,800S
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame		Drywall Paneled	X	Plaster Wood T&G											
Building Style: 1S		Trim & Decoration														
Yr Built 1952	Remodeled 0	Ex	X	Ord		Min	Size of Closets									
Condition: Average		Lg		Ord	X	Small	Doors									
Room List		(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			100 Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S							Cls D Blt 1952		
X	Wood/Shingle Aluminum/Vinyl Brick				Ex.	X	Ord.		Min	(11) Heating System: Forced Air w/ Ducts Ground Area = 672 SF Floor Area = 672 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55						
	Insulation			No. of Elec. Outlets			Building Areas									
(2) Windows		(7) Excavation		(13) Plumbing			Stories Exterior Foundation									
X	Many Avg. X Few		Basement: 0 S.F. Crawl: 0 S.F. Slab: 672 S.F. Height to Joists: 0.0	1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Slab			Size 672		Cost New 57,878		Depr. Cost 31,833		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments									
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing									
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches									
X	Gable Hip Flat	(10) Floor Support		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			CSEP (1 Story)									
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck									
Chimney: Block				1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer									
				1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Appliance Allow.									
				1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Fireplaces									
				1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Interior 1 Story									
				1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Local Cost Items									
				1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			SANITARY SEWER									
				1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes:									
				1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:							53,424		
				1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Totals:			74,716		41,095		0		

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



Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
COWLBECK DAVID R & CONSTA	CHECINSKI ANDREZ J & MARL	223,500	04/21/2011	WD	WARRANTY DEED	2011-01425	PTA	100.0				
NOLES ROBERT E & ANITA (H	COWLBECK DAVID R & CONSTA	250,335	01/22/2008	WD	Arms Length	2008/227		100.0				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status		
1264 S BIRCHAVEN BEACH DR		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%		MAP #:								
CHECINSKI ANDREZ J & MARLOGORZATA 2414 HAWTHRON DR S UTICA MI 48316		2019 Est TCV 286,150 TCV/TFA: 264.95										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
. (0*1998) LOT 38 & W'LY 25 FT OF LOT 37. BIRCHAVEN BEACH.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
NEW GRG & GSA FOR 04		Gravel Road		GROUP B 2200	50.00	184.00	0.9036	1.0000	2200	100		99,396
2010 MLS COMMENTS-interior has all been redone with beautiful tongue & groove pine. Open floor plan with living room, dining room and sunroom on the front allowing you a greatview from almost every room. All new ceramic tile flooring with in-floor heat to keep your feet warm. All appliances/dock included with		Paved Road		GROUP B 2200	25.00	184.00	0.9036	1.0000	2200	100		49,698
		Storm Sewer		75 Actual Front Feet, 0.32 Total Acres Total Est. Land Value = 149,094								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate	Size	% Good	Cash Value				
		Sewer		Dock: Light posts	32.57	256	0	0				
		Electric		Wood Frame	26.62	64	74	1,261				
		Gas		Residential Local Cost Land Improvements								
		Curb		Description	Rate	Size	% Good	Cash Value				
		Street Lights		LAND IMPROVE 2500	2,500.00	1	95	2,375				
		Standard Utilities		Total Estimated Land Improvements True Cash Value = 3,636								
		Underground Utils.										
Topography of Site												
Level												
Rolling												
Low												
X High												
Landscaped												
Swamp												
Wooded												
Pond												
X Waterfront												
Ravine												
Wetland												
Flood Plain												
X PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2019	74,500	68,600	143,100			118,502C		
TPC 12/27/2017 INSPECTED				2018	74,500	63,900	138,400			115,725C		
TPC 04/30/2013 INSPECTED				2017	74,500	59,700	134,200			113,345C		
RJG 11/18/2008 INSPECTED				2016	62,200	57,200	119,400			112,334C		

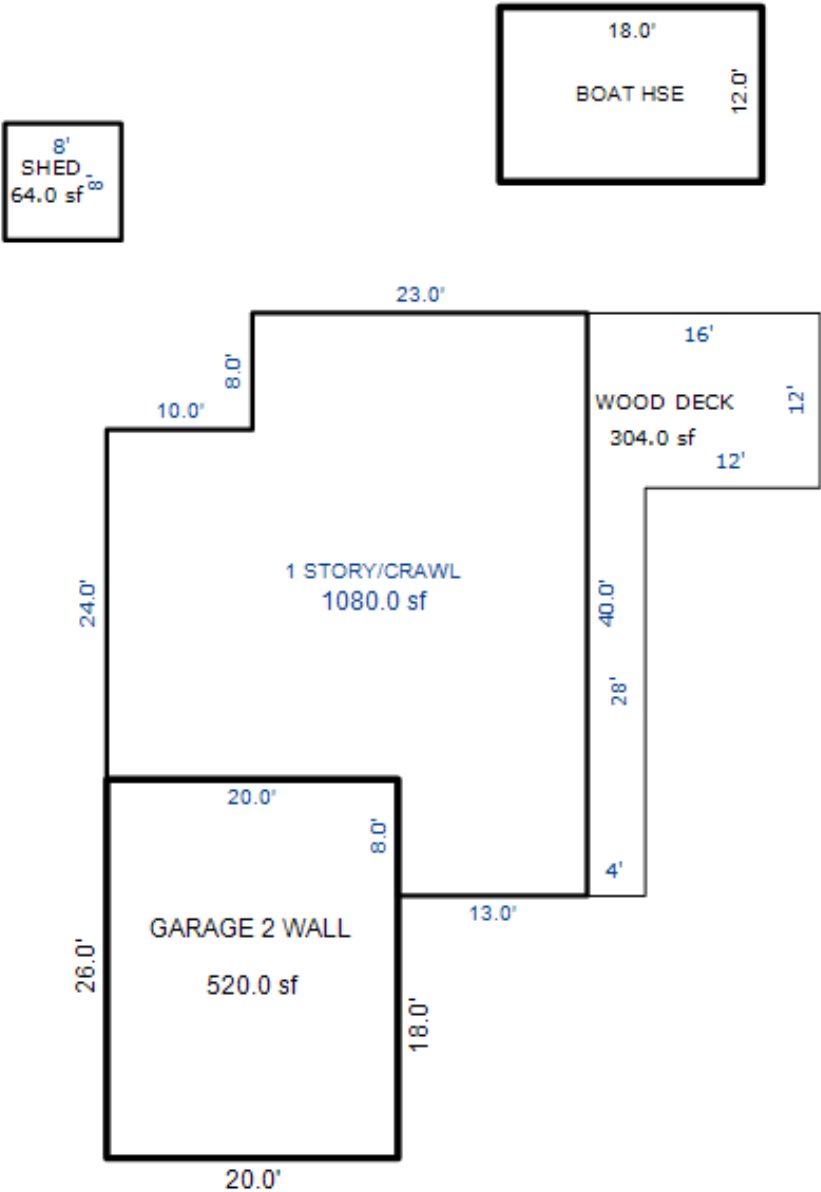


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 304	Type Treated Wood	Year Built: 1966 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 520 % Good: 0 Storage Area: 200 No Conc. Floor: 0	
X	Wood Frame		(4) Interior Drywall Paneled		Plaster Wood T&G									
Building Style: 1S		Trim & Decoration		X										
Yr Built 1966	Remodeled 2009	Ex	X	Ord		Min	Size of Closets							
Condition: Average		Lg		Ord	X	Small	Doors		Solid		X	H.C.		
Room List		(5) Floors		Central Air Wood Furnace		(12) Electric		200		Amps Service				
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(6) Ceilings		No./Qual. of Fixtures		Ex.		X	Ord.		Min	
(1) Exterior						No. of Elec. Outlets		Many		X	Ave.		Few	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		(13) Plumbing		1		Average Fixture(s)						
(2) Windows		Basement: 0 S.F. Crawl: 1080 S.F. Slab: 0 S.F. Height to Joists: 0.0		1		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		Lump Sum Items:								
X	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF												
(3) Roof		(10) Floor Support		1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
X	Gable Hip Flat	Gambrel Mansard Shed		1		Lump Sum Items:								
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:												
Chimney: Metal														
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Space Heater Ground Area = 1080 SF Floor Area = 1080 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas										Cls C		Blt 1966		
Stories Exterior Foundation Size Cost New Depr. Cost														
1 Story Siding Crawl Space 1,080										Total:		108,513 75,959		
Other Additions/Adjustments														
Plumbing														
Average Fixture(s)										1		1,120 784		
Deck														
Treated Wood										304		4,131 2,892		
Garages														
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)														
Base Cost										520		17,576 12,303		
Storage Over Garage										200		2,086 1,460		
Common Wall: 1 Wall										1		-2,038 -1,427		
Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)														
Base Cost										216		8,022 5,615		
Water/Sewer														
Public Sewer										1		1,134 794		
Water Well, 50 Feet										1		2,038 1,427		
Built-Ins														
Appliance Allow.										1		2,099 1,469		
Fireplaces														
Wood Stove										1		1,936 1,355		
Local Cost Items														
SANITARY SEWER										1		0 0 *		
Totals:										146,617		102,631		
<<<< Calculations too long. See Valuation printout for complete pricing. >>>>														

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		187,000	06/01/2002	WD	Download	02-0:2572		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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1254 S BIRCHAVEN BEACH DR	School: LAKE CITY - 57020					
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Owner's Name/Address	P.R.E. 0%					
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HAMILTON JOSEPH C & AMY L 4205 MICHIGAN NE GRAND RAPIDS MI 49525	MAP #:					
--	--------	--	--	--	--	--

	2019 Est TCV 236,690 TCV/TFA: 176.90					
--	--------------------------------------	--	--	--	--	--

X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS			
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Public Improvements		* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value

	GROUP A 2200/FF	50.00	179.00	1.0000	1.0000	2200 100	110,000
--	-----------------	-------	--------	--------	--------	----------	---------

	50 Actual Front Feet, 0.20 Total Acres					Total Est. Land Value =	110,000
--	--	--	--	--	--	-------------------------	---------

Tax Description		Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value		

. LOT 39 BIRCHAVEN BEACH.	X	Dirt Road				
---------------------------	---	-----------	--	--	--	--

Comments/Influences	X	Gravel Road				
---------------------	---	-------------	--	--	--	--

LOTS 39 & 38 ARE ON A HILL WITH A VANTAGE THAT IS HIGHER THAN THE ADJACENT LOTS. THE DRIVEWAYS BOTH HAVE A SLOPE STEEPER THAN THE ADJACENT LOTS. - TIM HAS CITY SEWER..REMOVE NO PBG ADJ FOR 05	X	Paved Road				
---	---	------------	--	--	--	--

	X	Storm Sewer				
--	---	-------------	--	--	--	--

	X	Sidewalk				
--	---	----------	--	--	--	--

	X	Water	D/W/P: 3.5 Concrete			4.68	120	0	0
--	---	-------	---------------------	--	--	------	-----	---	---

	X	Sewer	Wood Frame			26.48	36	94	896
--	---	-------	------------	--	--	-------	----	----	-----

	X	Electric	Wood Frame			22.73	72	94	1,539
--	---	----------	------------	--	--	-------	----	----	-------

	X	Gas	Residential Local Cost Land Improvements				
--	---	-----	--	--	--	--	--

Description	Rate	Size	% Good	Cash Value
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	LAND IMPROVE 2500	2,500.00	1	97	2,425
--	-------------------	----------	---	----	-------

	Total Estimated Land Improvements True Cash Value =				4,860
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Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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	X	Level						
--	---	-------	--	--	--	--	--	--

	X	Rolling						
--	---	---------	--	--	--	--	--	--

	X	Low						
--	---	-----	--	--	--	--	--	--

	X	High						
--	---	------	--	--	--	--	--	--

	X	Landscaped						
--	---	------------	--	--	--	--	--	--

	X	Swamp						
--	---	-------	--	--	--	--	--	--

	X	Wooded						
--	---	--------	--	--	--	--	--	--

	X	Pond						
--	---	------	--	--	--	--	--	--

	X	Waterfront						
--	---	------------	--	--	--	--	--	--

	X	Ravine						
--	---	--------	--	--	--	--	--	--

	X	Wetland						
--	---	---------	--	--	--	--	--	--

	X	Flood Plain						
--	---	-------------	--	--	--	--	--	--

	X	PRIVATE RD						
--	---	------------	--	--	--	--	--	--

Who	When	What	2019	55,000	63,300	118,300		92,616C
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TPC 12/27/2017 INSPECTED			2018	60,000	58,200	118,200		90,446C
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TPC 04/29/2013 INSPECTED			2017	60,000	54,500	114,500		88,586C
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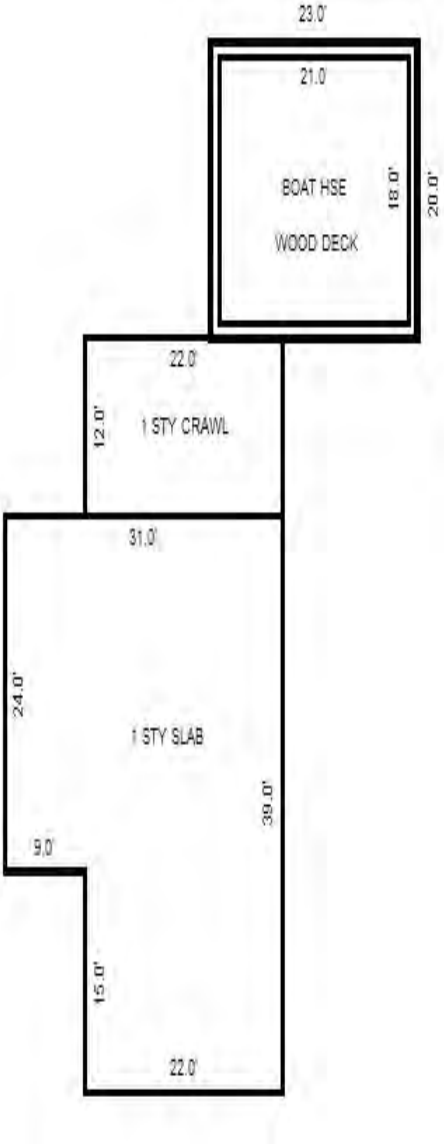
			2016	55,000	52,200	107,200		87,796C
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 378	Type Treated Wood	Year Built: BH Car Capacity: Class: CD Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 460 % Good: 0 Storage Area: 0 No Conc. Floor: 0							
X	Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																
Building Style: 1S			Trim & Decoration		Central Air Wood Furnace																
Yr Built 1968	Remodeled 1994		Ex X Ord Min		(12) Electric																
Condition: Average			Size of Closets		100 Amps Service																
Room List			Lg Ord X Small		No Heating/Cooling																
	Basement 1st Floor 2nd Floor Bedrooms		Doors Solid X H.C.		Central Air Wood Furnace																
(1) Exterior			(5) Floors		(6) Ceilings																
X	Wood/Shingle Aluminum/Vinyl Brick		Kitchen: Other: Other:		No./Qual. of Fixtures																
	Insulation		(6) Ceilings		Ex. X Ord. Min																
(2) Windows			(7) Excavation		No. of Elec. Outlets																
X	Many Avg. X Large Avg. Small		Basement: 0 S.F. Crawl: 264 S.F. Slab: 1074 S.F. Height to Joists: 0.0		Many X Ave. Few																
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide		(8) Basement		(13) Plumbing																
X	Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																
(3) Roof			(9) Basement Finish		(14) Water/Sewer																
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																
X	Asphalt Shingle		(10) Floor Support		Lump Sum Items:																
	Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:																		
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 1338 SF Floor Area = 1338 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65										Cls CD		Blt 1968									
Building Areas										Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
1 Story										Siding		Slab		1,074							
1 Story										Siding		Crawl Space		264							
Other Additions/Adjustments										Average Fixture(s)		1		933		606					
Deck										Treated Wood		378		4,665		3,032					
Garages										Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)											
Base Cost										460		13,538		8,800							
Water/Sewer										Public Sewer		1		1,006		654					
Water Well, 50 Feet										1		1,962		1,275							
Built-Ins										Appliance Allow.		1		1,467		954					
Fireplaces										Exterior 1 Story		1		4,331		2,815					
Local Cost Items										SANITARY SEWER		1		0		0					
Notes:										Totals:		137,390		93,716							
ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:														121,830							

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



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 402 RESIDENTIAL-V		Zoning:	Building Permit(s)	Date	Number	Status				
BIRCHAVEN BEACH DR		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
RIETSEMA KLAAS & KATHY 10101 TEN MILE ROAD NE ROCKFORD MI 49341		MAP #:		2019 Est TCV 117,178								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS							
. LOT 40 BIRCHAVEN BEACH.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEE ADJACENT GARAGE SIZE PARCEL ACCROSS THE ROAD 010-018-99		Gravel Road		GROUP B 2200	50.00	175.00	1.0000	1.0000	2200	100		110,000
		Paved Road		50 Actual Front Feet, 0.20 Total Acres				Total Est. Land Value =		110,000		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Wood Frame	15.80	320	94	4,753				
		Sewer		Residential Local Cost Land Improvements								
		Electric		Description	Rate	Size	% Good	Cash Value				
		Gas		LAND IMPROVE 2500	2,500.00	1	97	2,425				
		Curb		Total Estimated Land Improvements True Cash Value =				7,178				
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X PRIVATE RD		2019	55,000	3,600	58,600			48,813C		
		TPC 12/27/2017 INSPECTED		2018	55,000	2,400	57,400			47,669C		
		TPC 04/30/2013 INSPECTED		2017	55,000	2,400	57,400			46,689C		
				2016	45,000	2,400	47,400			46,273C		



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
BARNOWSKI RUTH M TRUST	SEYMOUR JASON & SHARON	215,000	09/05/2014	WD	WARRANTY DEED	2014-03078	PTA	100.0				
BARNOWSKI RUTH M TRUST*	BARNOWSKI WALTER J & MARK	0	06/24/2009	QC	Not Qualified	2009/4029		0.0				
BARNOWSKI RUTH (DECEASED)	BARNOWSKI WALTER J & KENN	0	10/06/2008	QC	Not Qualified	2008/3646		100.0				
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status				
1228 S BIRCHAVEN BEACH DR		School: LAKE CITY - 57020		MISSING PERMIT		12/19/2014	2014-9996	100%				
Owner's Name/Address		P.R.E. 0%		MAP #:								
SEYMOUR JASON & SHARON 56713 APPLE CREEK DR WASHINGTON MI 48094		2019 Est TCV 277,434 TCV/TFA: 167.43										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
		Public Improvements		* Factors * LOTS 41 & PRT OF 42								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				GROUP D 1500/FF	100.00	148.99	0.8123	1.0000	1500	100		121,838
				100 Actual Front Feet, 0.34 Total Acres					Total Est. Land Value =			121,838
				Land Improvement Cost Estimates								
				Description			Rate	Size % Good		Cash Value		
				D/W/P: 4in Ren. Conc.			6.21	400 0		0		
				Residential Local Cost Land Improvements								
				Description			Rate	Size % Good		Cash Value		
				LAND IMPROVE 1000			1,000.00	2 95		1,900		
				Total Estimated Land Improvements True Cash Value =							1,900	
		Topography of Site										
		Level										
		Rolling										
		X Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		X PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2019	60,900	77,800	138,700			116,487C	
		TPC 12/27/2017 INSPECTED		2018	60,900	72,000	132,900			113,757C		
		TPC 10/27/2015 INSPECTED		2017	60,900	67,200	128,100			111,418C		
		TPC 10/20/2014 INSPECTED		2016	52,200	62,000	114,200			110,425C		

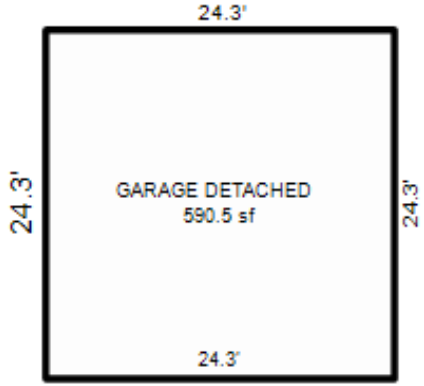
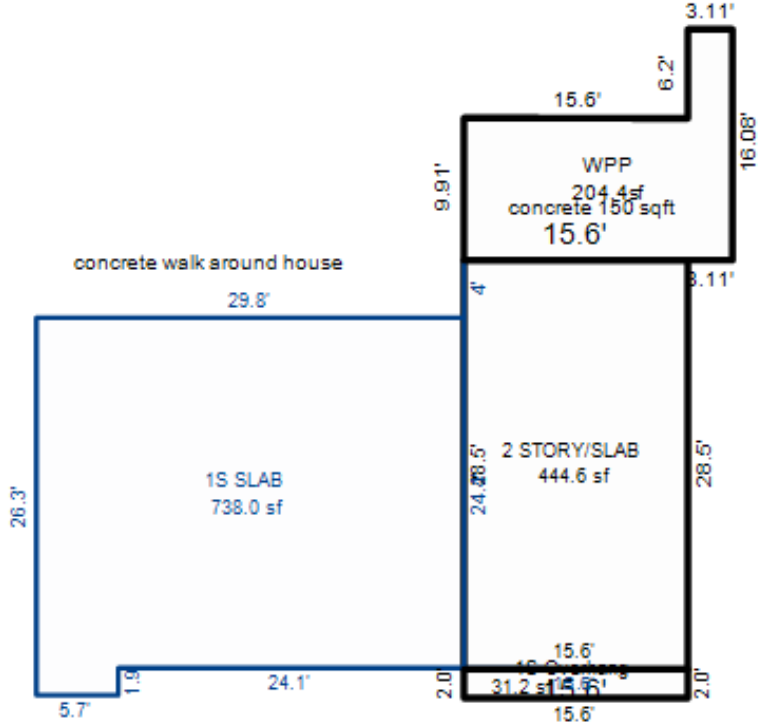


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage													
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal	X	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story 1 Exterior 2 Story 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 204	Type WPP	Year Built: 1987 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 590 % Good: 0 Storage Area: 0 No Conc. Floor: 0									
X	Wood Frame		(4) Interior Drywall X Paneled	X	Plaster Wood T&G																				
Building Style: 1.25S		Trim & Decoration																							
Yr Built 1960 198	Remodeled 2015	Ex	X	Ord		Min	Size of Closets		Lg	X	Ord		Small	Doors			Solid	X	H.C.						
Condition: Average																									
Room List		(5) Floors		Central Air Wood Furnace		(12) Electric		100		Amps Service		Class: C Effec. Age: 35 Floor Area: 1,657 Total Base New : 181,890 Total Depr Cost: 118,228 Estimated T.C.V: 153,696		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:									
	Basement 6 1st Floor 2 2nd Floor 5 Bedrooms	Kitchen: Other: Other:																							
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures		Ex.		X	Ord.		Min	Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Electric Baseboard Ground Area = 1182 SF Floor Area = 1657 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls C		Blt 1960									
X	Wood/Shingle Aluminum/Vinyl Brick					No. of Elec. Outlets		Many	X	Ave.		Few	Building Areas												
	Insulation	(7) Excavation		(13) Plumbing		1		Average Fixture(s)				Stories		Exterior		Foundation		Size		Cost New		Depr. Cost			
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1182 S.F. Height to Joists: 0.0		2		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual		1		Average Fixture(s)		1 Story		Siding		Slab		738		146,485		95,215			
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1		Average Fixture(s)		2 Story		Siding		Slab		444							
X	Wood Sash Metal Sash Vinyl Sash	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		Plumbing		1		Average Fixture(s)		1 Story		Siding		Overhang		31		Total:		146,485		95,215	
X	Double Hung Horiz. Slide Casement					Other Additions/Adjustments Plumbing		1		Average Fixture(s)		2 Story		Siding		Overhang		31							
X	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF				Solar Water Heat 3 Fixture Bath		1		Average Fixture(s)		1 Story		Siding		Overhang		31		Total:		146,485		95,215	
(3) Roof		(10) Floor Support		1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		1		Average Fixture(s)		1 Story		Siding		Overhang		31		Total:		146,485		95,215	
X	Gable Hip Flat	Gambrel Mansard Shed				Lump Sum Items:																			
X	Asphalt Shingle																								
Chimney:																									
												Totals:		181,890		118,228									
												Notes: 2015 REPLACE DECKS WITH 200+SQFT DECK & CONCRETE WALKS, PAINT, INTERIOR REF		ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:		153,696									

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BARNOWSKI RUTH TRUST	UELAND STEVE & KELLY	80,000	01/22/2013	WD	WARRANTY DEED	2013-00240 WD	PTA	100.0
BARNOWSKI RUTH TRUST *	BARNOWSKI WALTER J & MARK	0	06/24/2009	QC	Not Qualified	2009/4029		0.0
BARNOWSKI RUTH (DECEASED)	BARNOWSKI WALTER J & KENN	0	10/06/2008	QC	Not Qualified	2008/3646		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1220 S BIRCHAVEN BEACH DR	School: LAKE CITY - 57020		New House	09/24/2015	2015-0466	100%
	P.R.E. 0%					

Owner's Name/Address	MAP #:
UELAND STEVE & KELLY 3713 ATWTER HILLS COURT GRAND RAPIDS MI 49525	2019 Est TCV 393,282 TCV/TFA: 185.60

X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
GROUP F & SURPL	95.32	152.62	1.0121	1.0000	800 100	77,175
113 Actual Front Feet, 0.30 Total Acres						Total Est. Land Value = 77,175

Tax Description
 PART OF LOTS 42 & 43, OF THE RECORDED PLAT OF BIRCHAVEN BEACH UNIT OF MISSAUKEE LAKES LAND COMPANY, PLAT NO. 1, SEC10T22N RBW DESC TO-WIT: BEG AT THE SOUTHERLY CNR COMMON TO LOTS 43 & 44 OF SAID PLAT; THENCE N14DEG36'23"W 80.07 FT ALONG THE NORTHERLY CNR COMMON TO SAID LOT 43 & 44 TH N85DEG01'18"E 113.48 FT ALONG NORTHERLY LINE OF SAID PLAT; TH S24DEG28'04"W 152.62 FT TO A PT ON WESTERLY LINE OF BIRCHAVEN BEACH DR OF SAID PLAT; TH N29DEG53'24"W 59.50 FT ALONG SAID WESTERLY LINE TO POB. 2011 ASSESSMENT AND PRIOR YEARS AS: LOT 43 BIRCHAVEN BEACH.

- X Dirt Road
- X Gravel Road
- X Paved Road
- X Storm Sewer
- X Sidewalk
- X Water
- X Sewer
- X Electric
- X Gas
- X Curb
- X Street Lights
- X Standard Utilities
- X Underground Utils.

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.21	655	0	0
D/W/P: 4in Concrete	5.29	186	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =				4,750

Topography of Site

- X Level
- X Rolling
- X Low
- X High
- X Landscaped
- X Swamp
- X Wooded
- X Pond
- X Waterfront
- X Ravine
- X Wetland
- X Flood Plain
- X PRIVATE RD

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	38,600	158,000	196,600			173,108C
2018	38,600	131,800	170,400			169,051C
2017	38,600	131,800	170,400			165,574C
2016	45,000	68,500	113,500			106,714C



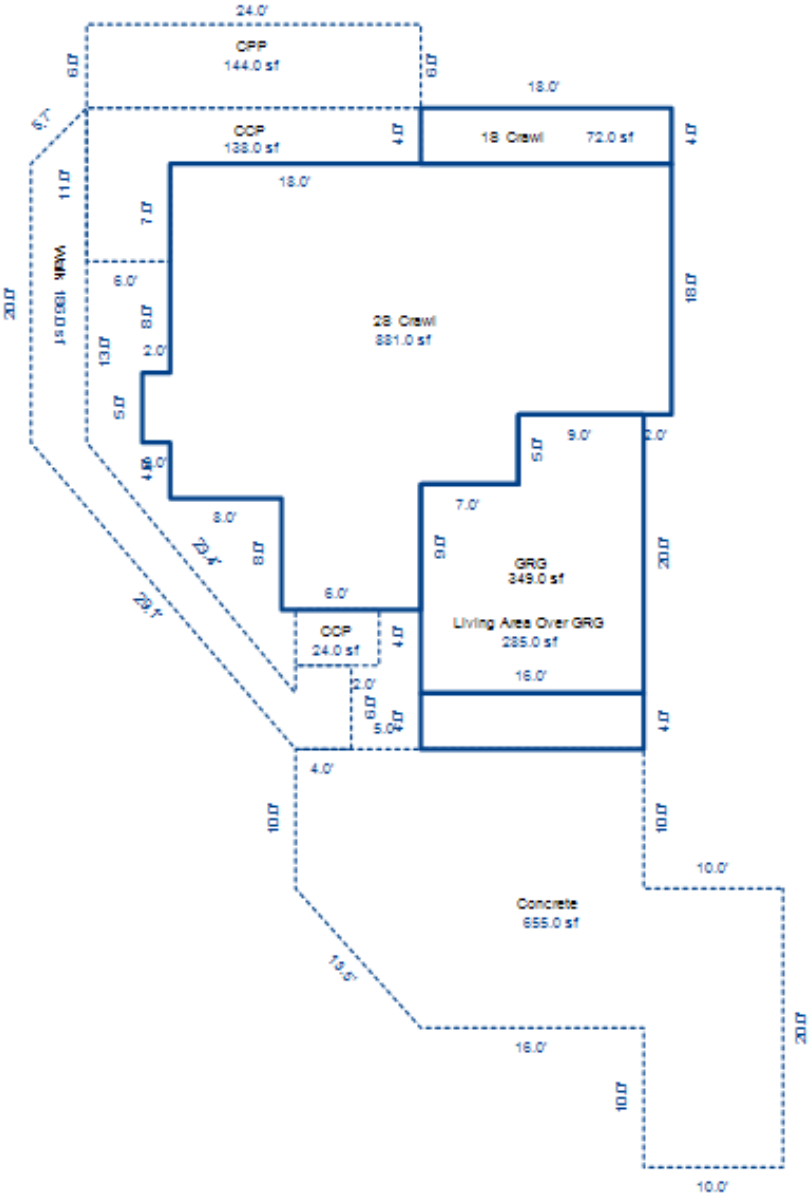
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage														
X	Single Family	0	Eavestrough	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Area	Type	144	CPP	(1 Story)	Year Built: 2015														
	Mobile Home		Insulation	Wood	Coal	Steam	Forced Air w/o Ducts									Cook Top	Interior 2 Story	138	CCP	(1 Story)	Car Capacity:								
	Town Home		Front Overhang	0	Other Overhang	X																Forced Air w/ Ducts	Dishwasher	2nd/Same Stack	24	CCP	(1 Story)	Class: C	
	Duplex		Other Overhang																										Electric Baseboard	Garbage Disposal	Two Sided	Exterior 1 Story	Exterior 2 Story	Exterior: Siding
A-Frame	(4) Interior	Drywall	Plaster	Electric Ceil. Radiant	Forced Hot Water	Bath Heater	Exterior 1 Story	Exterior 2 Story	Exterior: Siding	Brick Ven.: 0	Stone Ven.: 0	Common Wall: 2 Wall	Foundation: 42 Inch																
Wood Frame		Trim & Decoration	Panelled	Wood T&G	Electric Wall Heat	Space Heater	Vent Fan	Hot Tub	Prefab 1 Story	1	Direct-Vented Ga	Class: C +10	Effec. Age: 1	Floor Area: 2,119	Total Base New : 241,956	Total Depr Cost: 239,505	Estimated T.C.V: 311,357	E.C.F. X 1.300	Bsmnt Garage:										
Building Style: 2S			Ex	Ord	Min	Wall/Floor Furnace	Unvented Hood	Vented Hood	Prefab 2 Story											Heat Circulator	Raised Hearth	Wood Stove	Storage Area: 0	% Good: 0	Auto. Doors: 1	Mech. Doors: 0	Area: 349	Storage Area: 0	No Conc. Floor: 0
Yr Built 2015	Remodeled 0		Size of Closets			Forced Heat & Cool	Intercom	Intercom	Heat Circulator											Raised Hearth	Wood Stove	1								Direct-Vented Ga	Storage Area: 0	% Good: 0	Auto. Doors: 1	Mech. Doors: 0	Area: 349	Storage Area: 0	No Conc. Floor: 0
Condition: Average		Lg	Ord	Small	Heat Pump	Jacuzzi Tub	Jacuzzi repl.Tub	Oven	Class: C +10	Effec. Age: 1	Floor Area: 2,119	Total Base New : 241,956	Total Depr Cost: 239,505	Estimated T.C.V: 311,357	E.C.F. X 1.300	Bsmnt Garage:													
Room List		(5) Floors		Central Air Wood Furnace			Central Air Wood Furnace			Class: C +10			Effec. Age: 1		Floor Area: 2,119		Total Base New : 241,956		Total Depr Cost: 239,505		Estimated T.C.V: 311,357		E.C.F. X 1.300		Bsmnt Garage:				
4	Basement	Kitchen:		(12) Electric			Central Air Wood Furnace			Class: C +10			Effec. Age: 1		Floor Area: 2,119		Total Base New : 241,956		Total Depr Cost: 239,505		Estimated T.C.V: 311,357		E.C.F. X 1.300		Bsmnt Garage:				
	1st Floor	Other:		0 Amps Service			Central Air Wood Furnace			Class: C +10			Effec. Age: 1		Floor Area: 2,119		Total Base New : 241,956		Total Depr Cost: 239,505		Estimated T.C.V: 311,357		E.C.F. X 1.300		Bsmnt Garage:				
2nd Floor		Other:					Central Air Wood Furnace			Class: C +10			Effec. Age: 1		Floor Area: 2,119		Total Base New : 241,956		Total Depr Cost: 239,505		Estimated T.C.V: 311,357		E.C.F. X 1.300		Bsmnt Garage:				
4 Bedrooms							Central Air Wood Furnace			Class: C +10			Effec. Age: 1		Floor Area: 2,119		Total Base New : 241,956		Total Depr Cost: 239,505		Estimated T.C.V: 311,357		E.C.F. X 1.300		Bsmnt Garage:				
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Central Air Wood Furnace			Class: C +10			Effec. Age: 1		Floor Area: 2,119		Total Base New : 241,956		Total Depr Cost: 239,505		Estimated T.C.V: 311,357		E.C.F. X 1.300		Bsmnt Garage:				
Wood/Shingle				Ex. Ord. Min			Central Air Wood Furnace			Class: C +10			Effec. Age: 1		Floor Area: 2,119		Total Base New : 241,956		Total Depr Cost: 239,505		Estimated T.C.V: 311,357		E.C.F. X 1.300		Bsmnt Garage:				
Aluminum/Vinyl				No. of Elec. Outlets			Central Air Wood Furnace			Class: C +10			Effec. Age: 1		Floor Area: 2,119		Total Base New : 241,956		Total Depr Cost: 239,505		Estimated T.C.V: 311,357		E.C.F. X 1.300		Bsmnt Garage:				
Brick				Many Ave. Few			Central Air Wood Furnace			Class: C +10			Effec. Age: 1		Floor Area: 2,119		Total Base New : 241,956		Total Depr Cost: 239,505		Estimated T.C.V: 311,357		E.C.F. X 1.300		Bsmnt Garage:				
Insulation		(7) Excavation		(13) Plumbing			Central Air Wood Furnace			Class: C +10			Effec. Age: 1		Floor Area: 2,119		Total Base New : 241,956		Total Depr Cost: 239,505		Estimated T.C.V: 311,357		E.C.F. X 1.300		Bsmnt Garage:				
(2) Windows		Basement: 0 S.F.		1 Average Fixture(s)			Central Air Wood Furnace			Class: C +10			Effec. Age: 1		Floor Area: 2,119		Total Base New : 241,956		Total Depr Cost: 239,505		Estimated T.C.V: 311,357		E.C.F. X 1.300		Bsmnt Garage:				
Many Avg. Few		Crawl: 953 S.F.		2 3 Fixture Bath			Central Air Wood Furnace			Class: C +10			Effec. Age: 1		Floor Area: 2,119		Total Base New : 241,956		Total Depr Cost: 239,505		Estimated T.C.V: 311,357		E.C.F. X 1.300		Bsmnt Garage:				
Large Avg. Small		Slab: 0 S.F.		2 Fixture Bath			Central Air Wood Furnace			Class: C +10			Effec. Age: 1		Floor Area: 2,119		Total Base New : 241,956		Total Depr Cost: 239,505		Estimated T.C.V: 311,357		E.C.F. X 1.300		Bsmnt Garage:				
Wood Sash		Height to Joists: 0.0		Softener, Auto			Central Air Wood Furnace			Class: C +10			Effec. Age: 1		Floor Area: 2,119		Total Base New : 241,956		Total Depr Cost: 239,505		Estimated T.C.V: 311,357		E.C.F. X 1.300		Bsmnt Garage:				
Metal Sash		(8) Basement		Softener, Manual			Central Air Wood Furnace			Class: C +10			Effec. Age: 1		Floor Area: 2,119		Total Base New : 241,956		Total Depr Cost: 239,505		Estimated T.C.V: 311,357		E.C.F. X 1.300		Bsmnt Garage:				
Vinyl Sash		Conc. Block		Solar Water Heat			Central Air Wood Furnace			Class: C +10			Effec. Age: 1		Floor Area: 2,119		Total Base New : 241,956		Total Depr Cost: 239,505		Estimated T.C.V: 311,357		E.C.F. X 1.300		Bsmnt Garage:				
Double Hung		Poured Conc.		No Plumbing			Central Air Wood Furnace			Class: C +10			Effec. Age: 1		Floor Area: 2,119		Total Base New : 241,956		Total Depr Cost: 239,505		Estimated T.C.V: 311,357		E.C.F. X 1.300		Bsmnt Garage:				
Horiz. Slide		Stone		Extra Toilet			Central Air Wood Furnace			Class: C +10			Effec. Age: 1		Floor Area: 2,119		Total Base New : 241,956		Total Depr Cost: 239,505		Estimated T.C.V: 311,357		E.C.F. X 1.300		Bsmnt Garage:				
Casement		Treated Wood		Extra Sink			Central Air Wood Furnace			Class: C +10			Effec. Age: 1		Floor Area: 2,119		Total Base New : 241,956		Total Depr Cost: 239,505		Estimated T.C.V: 311,357		E.C.F. X 1.300		Bsmnt Garage:				
Double Glass		Concrete Floor		Separate Shower			Central Air Wood Furnace			Class: C +10			Effec. Age: 1		Floor Area: 2,119		Total Base New : 241,956		Total Depr Cost: 239,505		Estimated T.C.V: 311,357		E.C.F. X 1.300		Bsmnt Garage:				
Patio Doors		(9) Basement Finish		Ceramic Tile Floor			Central Air Wood Furnace			Class: C +10			Effec. Age: 1		Floor Area: 2,119		Total Base New : 241,956		Total Depr Cost: 239,505		Estimated T.C.V: 311,357		E.C.F. X 1.300		Bsmnt Garage:				
Storms & Screens		Recreation SF		Ceramic Tile Wains			Central Air Wood Furnace			Class: C +10			Effec. Age: 1		Floor Area: 2,119		Total Base New : 241,956		Total Depr Cost: 239,505		Estimated T.C.V: 311,357		E.C.F. X 1.300		Bsmnt Garage:				
(3) Roof		Living SF		Ceramic Tub Alcove			Central Air Wood Furnace			Class: C +10			Effec. Age: 1		Floor Area: 2,119		Total Base New : 241,956		Total Depr Cost: 239,505		Estimated T.C.V: 311,357		E.C.F. X 1.300		Bsmnt Garage:				
Gable		Walkout Doors		Vent Fan			Central Air Wood Furnace			Class: C +10			Effec. Age: 1		Floor Area: 2,119		Total Base New : 241,956		Total Depr Cost: 239,505		Estimated T.C.V: 311,357		E.C.F. X 1.300		Bsmnt Garage:				
Hip		No Floor SF		(14) Water/Sewer			Central Air Wood Furnace			Class: C +10			Effec. Age: 1		Floor Area: 2,119		Total Base New : 241,956		Total Depr Cost: 239,505		Estimated T.C.V: 311,357		E.C.F. X 1.300		Bsmnt Garage:				
Flat		Gambrel		Public Water			Central Air Wood Furnace			Class: C +10			Effec. Age: 1		Floor Area: 2,119		Total Base New : 241,956		Total Depr Cost: 239,505		Estimated T.C.V: 311,357		E.C.F. X 1.300		Bsmnt Garage:				
Asphalt Shingle		Mansard		Public Sewer			Central Air Wood Furnace			Class: C +10			Effec. Age: 1		Floor Area: 2,119		Total Base New : 241,956		Total Depr Cost: 239,505		Estimated T.C.V: 311,357		E.C.F. X 1.300		Bsmnt Garage:				
Chimney:		Shed		Water Well			Central Air Wood Furnace			Class: C +10			Effec. Age: 1		Floor Area: 2,119		Total Base New : 241,956		Total Depr Cost: 239,505		Estimated T.C.V: 311,357		E.C.F. X 1.300		Bsmnt Garage:				
				1000 Gal Septic			Central Air Wood Furnace			Class: C +10			Effec. Age: 1		Floor Area: 2,119		Total Base New : 241,956		Total Depr Cost: 239,505		Estimated T.C.V: 311,357		E.C.F. X 1.300		Bsmnt Garage:				
				2000 Gal Septic			Central Air Wood Furnace			Class: C +10			Effec. Age: 1		Floor Area: 2,119		Total Base New : 241,956		Total Depr Cost: 239,505		Estimated T.C.V: 311,357		E.C.F. X 1.300		Bsmnt Garage:				
				Lump Sum Items:			Central Air Wood Furnace			Class: C +10			Effec. Age: 1		Floor Area: 2,119		Total Base New : 241,956		Total Depr Cost: 239,505		Estimated T.C.V: 311,357		E.C.F. X 1.300		Bsmnt Garage:				
							Central Air Wood Furnace			Class: C +10			Effec. Age: 1		Floor Area: 2,119		Total Base New : 241,956		Total Depr Cost: 239,505		Estimated T.C.V: 311,357		E.C.F. X 1.300		Bsmnt Garage:				
							Central Air Wood Furnace			Class: C +10			Effec. Age: 1		Floor Area: 2,119		Total Base New : 241,956		Total Depr Cost: 239,505		Estimated T.C.V: 311,357		E.C.F. X 1.300		Bsmnt Garage:				
							Central Air Wood Furnace			Class: C +10			Effec. Age: 1		Floor Area: 2,119		Total Base New : 241,956		Total Depr Cost: 239,505		Estimated T.C.V: 311,357		E.C.F. X 1.300		Bsmnt Garage:				
							Central Air Wood Furnace			Class: C +10			Effec. Age: 1		Floor Area: 2,119		Total Base New : 241,956		Total Depr Cost: 239,505		Estimated T.C.V: 311,357		E.C.F. X 1.300		Bsmnt Garage:				
							Central Air Wood Furnace			Class: C +10			Effec. Age: 1		Floor Area: 2,119		Total Base New : 241,956		Total Depr Cost: 239,505		Estimated T.C.V: 311,357		E.C.F. X 1.300		Bsmnt Garage:				

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JONES WILLIAM B TRUST	GLASS CASEY R & JENNIFER	1	05/19/2017	QC	RELATED PARTY	2017-01695	PTA	0.0
GLASS CASEY R & JENNIFER	GLASS CASEY R & JENNIFER	0	08/28/2014	PTA	RELATED PARTY	PTA	PTA	0.0
JONES WILLIAM B & VERA (D	JONES WILLIAM B TRUST	0	10/18/2000	QC	RELATED PARTY	341P139		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1214 S BIRCHAVEN BEACH DR	School: LAKE CITY - 57020		Addition	06/27/2017	2017-0282	100%

Owner's Name/Address	MAP #:
GLASS CASEY R & JENNIFER S TRUST 10336 E BEARD ROAD BYRON MI 48418	2019 Est TCV 243,049 TCV/TFA: 188.41

X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		GROUP C 1200/FF	100.00	88.00	0.8706	1.0000	1200	100		104,466

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
. LOTS 44 & 45 BIRCHAVEN BEACH.	X			

Comments/Influences	X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
	X			

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
X	Dirt Road				
X	Gravel Road				
X	Paved Road				
X	Storm Sewer				
X	Sidewalk				
X	Water				
X	Sewer	11.84	168	0	0
X	Electric	5.29	132	0	0
X	Gas	28.73	48	50	689
	Wood Frame				
	Total Estimated Land Improvements True Cash Value =				689

Topography of Site	X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
	X			

Topography of Site	X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
	X			

Topography of Site	X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
	X			

Topography of Site	X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
	X			

Topography of Site	X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
	X			

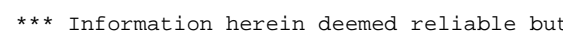
Topography of Site	X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
	X			

Topography of Site	X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
	X			

Topography of Site	X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
	X			

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	11/10/2017	INSPECTED	2019	52,200	69,300	121,500			94,143C
TPC	08/22/2016	INSPECTED	2018	52,200	63,700	115,900		115,900R	91,937C
TPC	04/29/2013	INSPECTED	2017	52,200	54,400	106,600		106,600R	84,758C
			2016	52,200	50,200	102,400		102,400R	84,002C

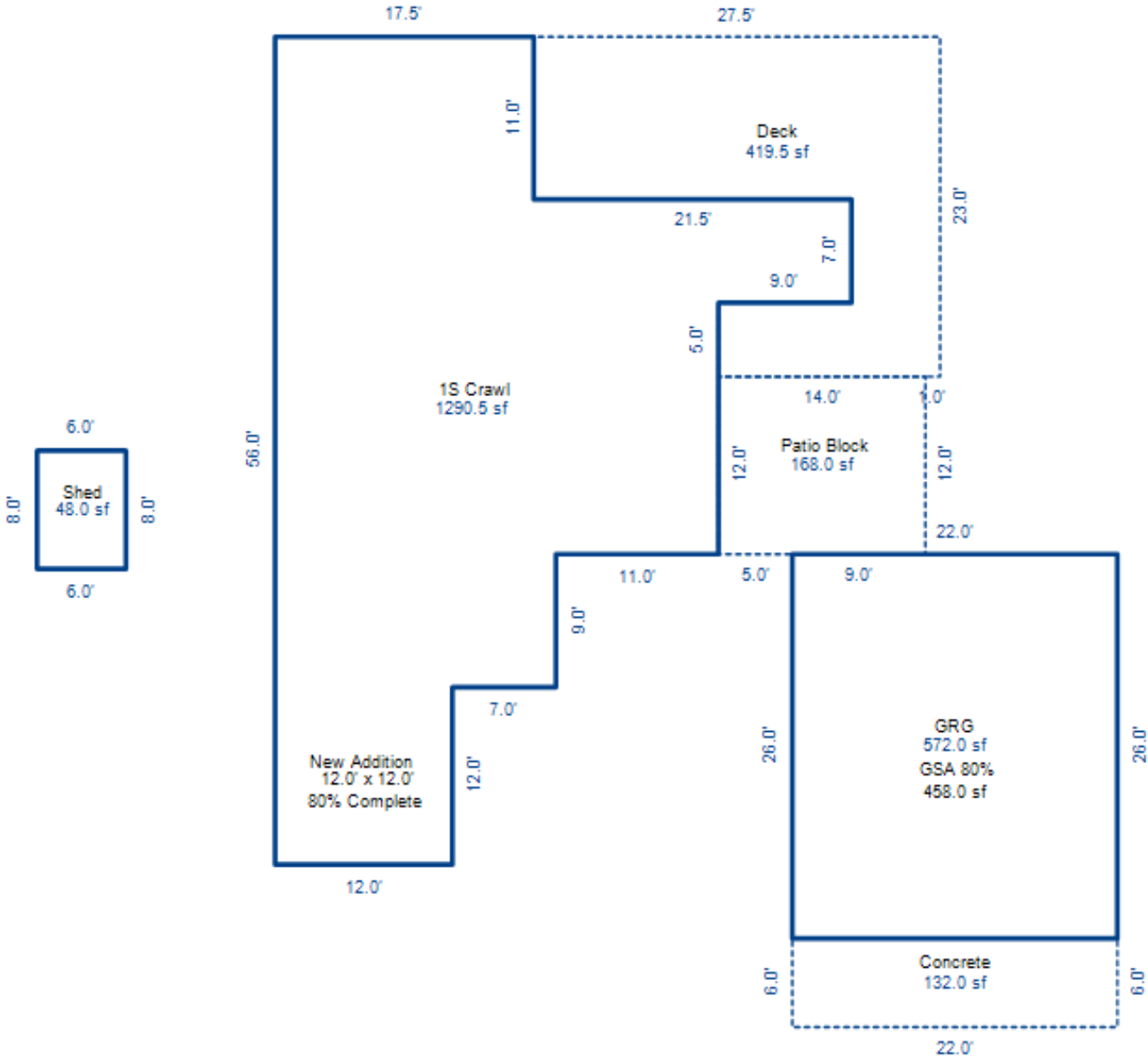
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 419	Type Treated Wood	Year Built: 1981 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 572 % Good: 0 Storage Area: 458 No Conc. Floor: 0	
X	Wood Frame		(4) Interior Drywall X Panelled Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: 1S		Trim & Decoration Ex X Ord Min													
Yr Built 1955	Remodeled 2017	Size of Closets Lg Ord X Small													
Condition: Average		Doors Solid X H.C.													
Room List		(5) Floors		Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric 100 Amps Service											
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min											
X	Wood/Shingle Aluminum/Vinyl Brick Insulation			No. of Elec. Outlets Many X Ave. Few											
(2) Windows		(7) Excavation		(13) Plumbing											
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1290 S.F. Slab: 0 S.F. Height to Joists: 0.0	1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		(14) Water/Sewer											
X	Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
(3) Roof		(9) Basement Finish		Lump Sum Items:											
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF												
X	Asphalt Shingle Metal	(10) Floor Support													
Chimney:		Joists: Unsupported Len: Cntr.Sup:													
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1290 SF Floor Area = 1290 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas										E.C.F. X 1.300		Cls C 5 Blt 1955			
Stories Exterior Foundation Size Cost New Depr. Cost															
1 Story Siding Crawl Space 1,290										Total:		133,326 79,987			
Other Additions/Adjustments															
Plumbing															
Average Fixture(s) 1 1,120 672															
3 Fixture Bath 1 3,525 2,115															
Deck															
Treated Wood 419 5,103 3,062															
Garages															
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)															
Base Cost 572 18,739 11,243															
Storage Over Garage 458 4,777 2,866															
Water/Sewer															
Public Sewer 1 1,134 680															
Water Well, 50 Feet 1 2,038 1,223															
Built-Ins															
Appliance Allow. 1 2,099 1,259															
Fireplaces															
Exterior 1 Story 1 4,942 2,965															
Local Cost Items															
SANITARY SEWER 1 0 0 *															
Totals:										176,803		106,072			
Notes:															
ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCY:												137,894			

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOWELL CAROL L TRUSTEE	HOWELL CAROL L TRUSTEE	0	10/21/2010	WD	FAMILY SALE	2010-4998WD	PTA	0.0
HOWELL THOMAS M (Deceased)	HOWELL CAROL (Surviving s	0	01/08/2008	OTH	Not Qualified	2008/0094		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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1198 S BIRCHAVEN BEACH DR	School: LAKE CITY - 57020					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
HOWELL CAROL L TRUSTEE 1198 BIRCHAVEN BEACH DRIVE LAKE CITY MI 49651	2019 Est TCV 200,921 TCV/TFA: 179.88

X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS						
Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value

Taxpayer's Name/Address		GROUP C 1200/FF 50.00 97.00 1.0000 1.0000 1200 100						60,000
HOWELL CAROL 28536 WILDWOOD TRAIL FARMINGTON MI 48336		50 Actual Front Feet, 0.11 Total Acres						Total Est. Land Value = 60,000

Tax Description		Land Improvement Cost Estimates					
. LOT 46 BIRCHAVEN BEACH.		Description	Rate	Size	% Good	Cash Value	

Comments/Influences		Residential Local Cost Land Improvements					
RAY'S NOTE: LOC ADJ..FRONTAGE MORE "BAY LIKE"		Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value	
		LAND IMPROVE 2500	2,500.00	1	95	2,375	
		Total Estimated Land Improvements True Cash Value =					7,867

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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X Level		2019	30,000	70,500	100,500			74,012C
X Rolling		2018	30,000	66,100	96,100			72,278C
X Low		2017	30,000	61,900	91,900			70,792C
X High		2016	40,000	59,300	99,300			70,161C
X Landscaped								
X Swamp								
X Wooded								
X Pond								
X Waterfront								
X Ravine								
X Wetland								
X Flood Plain								
X PRIVATE RD								

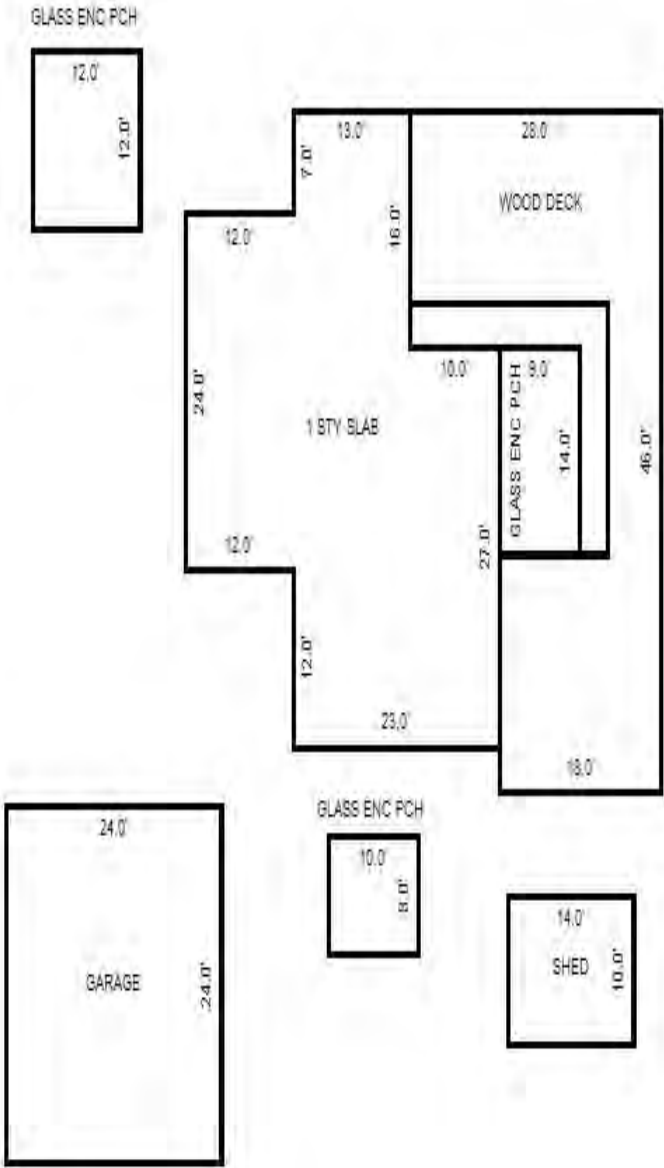


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																											
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation	Gas Wood	X	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided	1	Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 126 144 792	Type CGEP (1 Story) WGEP (1 Story) Treated Wood	Year Built: 1988 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																										
X	Wood Frame	Drywall X Paneled	Plaster Wood T&G	X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			(12) Electric 100 Amps Service				(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items: SANITARY SEWER		Class: C -5 Effec. Age: 35 Floor Area: 1,117 Total Base New : 157,456 Total Depr Cost: 102,349 Estimated T.C.V: 133,054		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:																																																																			
Building Style: 1S		Trim & Decoration Ex X Ord Min			No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1117 SF Floor Area = 1117 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65																																																																																	
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Sketch by Apex IV™

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOWELL CAROL L TRUSTEE	HOWELL CAROL L TRUSTEE	0	10/21/2010	WD	FAMILY SALE	2010-4998WD	PTA	0.0
HOWELL THOMAS M (Deceased)	HOWELL CAROL (Surviving s	0	01/08/2008	OTH	Not Qualified	2008/0094		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S BIRCHAVEN BEACH DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 60,233					

Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
			* Factors * LOTS 47 & 48								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value

			GROUP C 1200/FF	50.00	86.00	0.8706	1.0000	1200	100		52,233
			<Site Value D> GROUP D BACKLOT					8000	100		8,000
			100 Actual Front Feet, 0.19 Total Acres Total Est. Land Value =								60,233

Taxpayer's Name/Address	X	Public Improvements									
HOWELL THOMAS M C/O HOWELL ANDREW 28536 WILDWOOD TRAIL FARMINGTON MI 48336	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water									
	X	Sewer									
	X	Electric									
	X	Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									

Tax Description	X	Topography of Site									
. LOTS 47 & 48 BIRCHAVEN BEACH.	X										
Comments/Influences											
LOW & SWAMPY, ESPECIALLY LOT 48											
		Level									
		Rolling									
	X	Low									
		High									
		Landscaped									
	X	Swamp									
	X	Wooded									
		Pond									
	X	Waterfront									
		Ravine									
	X	Wetland									
		Flood Plain									
	X	PRIVATE RD									



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	30,100	0	30,100			30,100S
2018	30,100	0	30,100			30,100S
2017	30,100	0	30,100			30,100S
2016	46,100	0	46,100			33,426C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status		
5115 S DICKERSON RD		School: LAKE CITY - 57020								
Owner's Name/Address		P.R.E. 0%								
GAMBLE JOHN C & RETA G 20382 130TH AVE TUSTIN MI 49688		MAP #:		2019 Est TCV 90,823 TCV/TFA: 72.77						
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS						
. SEC 35 T22N R8W LOT 1 BLUE ROAD ESTATES.		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
		Gravel Road		<Site Value C>	140-Blue Road			6000 100	6,000	
		Paved Road		0.00 Total Acres		Total Est. Land Value =		6,000		
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		X	Electric							
		X	Gas							
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		X	Rolling							
		Low								
		X	High							
		Landscaped								
		Swamp								
		X	Wooded							
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2019	3,000	42,400	45,400		34,728C
		TPC 12/27/2017 INSPECTED			2018	2,500	39,000	41,500		33,915C
		TPC 04/08/2016 INSPECTED			2017	2,500	36,700	39,200		33,218C
		TPC 03/30/2015 INSPECTED			2016	3,000	36,600	39,600		32,922C

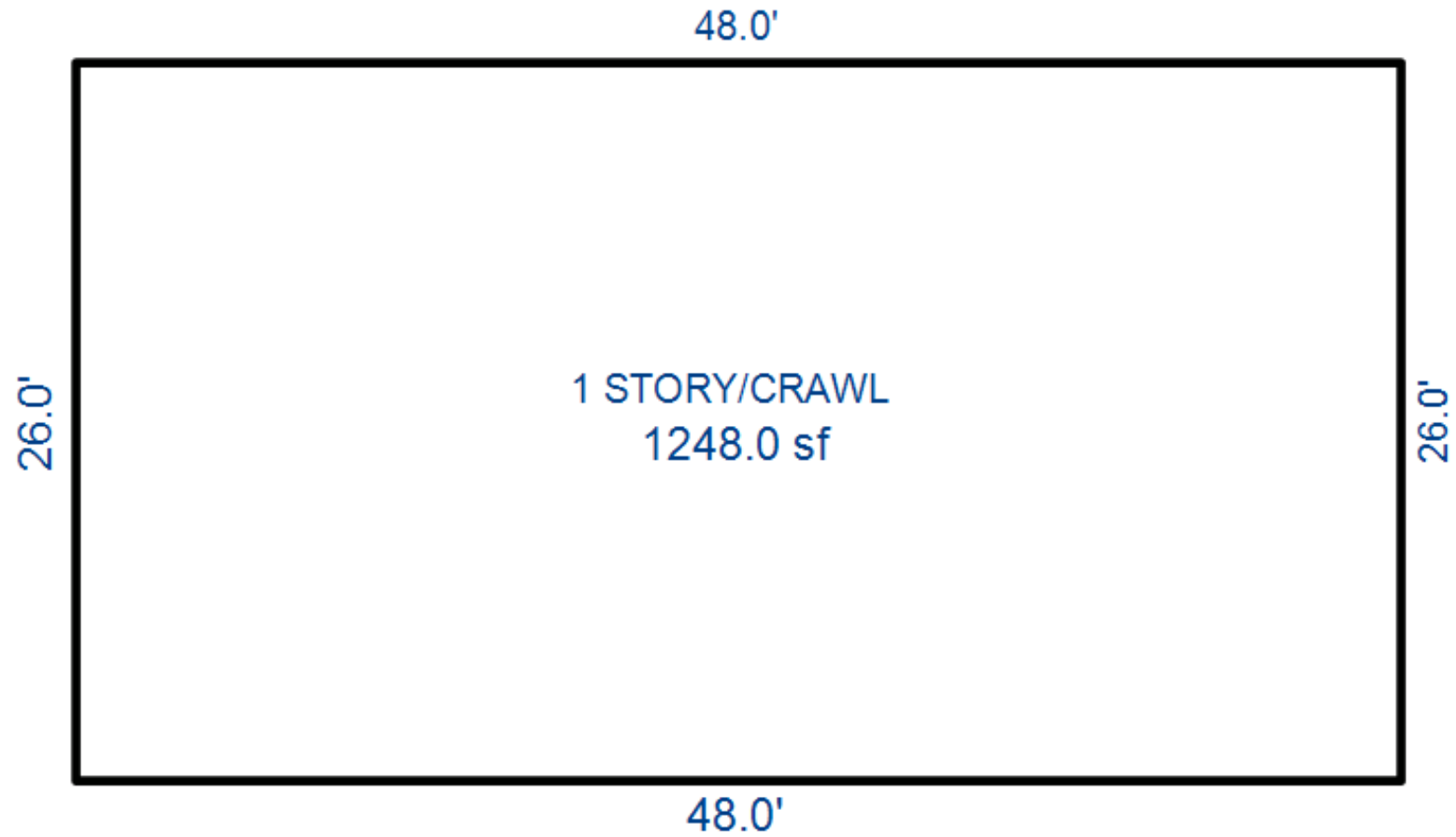


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X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 20 Treated Wood 20 Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ? Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G										Bsmnt Garage: Carport Area: Roof:
Building Style: 1S		Trim & Decoration													
Yr Built 1995		Remodeled 0		Ex X Ord Min			Size of Closets								
Condition: Average		Lg X Ord Small		Doors Solid X H.C.			Central Air Wood Furnace								
Room List		(5) Floors													
Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Other: Other:		(12) Electric			200 Amps Service			Class: CD Effec. Age: 20 Floor Area: 1,248 Total Base New : 120,489 Total Depr Cost: 96,390 Estimated T.C.V: 84,823			E.C.F. X 0.880		
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD			Blt 1995		
Wood/Shingle Aluminum/Vinyl Brick		Ex. X Ord. Min		No. of Elec. Outlets			(11) Heating System: Forced Air w/ Ducts Ground Area = 1248 SF Floor Area = 1248 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Building Areas					
Insulation		(7) Excavation		(13) Plumbing			Stories Exterior Foundation Size 1 Story Siding Crawl Space 1,248			Total: 108,387			Depr. Cost 86,709		
(2) Windows		Basement: 0 S.F. Crawl: 1248 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 1 933 746 3 Fixture Bath 1 2,929 2,343 Water/Sewer 1000 Gal Septic 1 3,453 2,762 Water Well, 50 Feet 1 1,962 1,570 Built-Ins Appliance Allow. 1 1,467 1,174 Deck Treated Wood 20 679 543 Treated Wood 20 679 543			Totals: 120,489 96,390					
Many Avg. X Avg. Large X Avg. Small		(8) Basement		(14) Water/Sewer			Notes: MODULAR			ECF (409 - RURAL SUBS) 0.880 => TCV:					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
(3) Roof		(9) Basement Finish		Lump Sum Items:											
Gable Hip Flat		Recreation SF Living SF Walkout Doors No Floor SF													
Gambrel Mansard Shed		(10) Floor Support													
Asphalt Shingle		Joists: Unsupported Len: Ctr.Sup:													
Chimney: Metal															

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address: S DICKERSON RD
 Class: 402 RESIDENTIAL-V Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY - 57020
 P.R.E. 0%
 MAP #:

Owner's Name/Address: FREDIN DALE A
 22554 70TH AVE
 MARION MI 49665
 2019 Est TCV 6,000

Improved Vacant Land Value Estimates for Land Table Res 8.RURAL SUBS

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road	<Site Value C>	140	Blue Road			6000	100		6,000
X Gravel Road									
X Paved Road									
X Storm Sewer									
X Sidewalk									
X Water Sewer									
X Electric									
X Gas									
X Curb									
X Street Lights									
X Standard Utilities									
X Underground Utils.									
	0.00 Total Acres					Total Est. Land Value =			6,000

Tax Description: . SEC 35 T22N R8W LOT 2 BLUE ROAD ESTATES.
 Comments/Influences:

Topography of Site



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Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Rolling	2019	3,000	0	3,000			2,560C
X Low	2018	2,500	0	2,500			2,500S
X High	2017	2,500	0	2,500			2,500S
X Landscaped	2016	3,000	0	3,000			3,000S
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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W BLUE RD	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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FREDIN DALE A 22554 70TH AVE MARION MI 49665		2019 Est TCV 6,000				
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	Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS		
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Tax Description	Public Improvements	* Factors *				Value
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. SEC 35 T22N R8W LOT 3 BLUE ROAD ESTATES.	X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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Comments/Influences	X	Gravel Road	<Site Value C>	140-Blue Road				6000	100		6,000
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	X	Paved Road	0.00 Total Acres		Total Est. Land Value =		6,000
--	---	------------	------------------	--	-------------------------	--	-------

	X	Storm Sewer									
--	---	-------------	--	--	--	--	--	--	--	--	--

	X	Sidewalk									
--	---	----------	--	--	--	--	--	--	--	--	--

	X	Water									
--	---	-------	--	--	--	--	--	--	--	--	--

	X	Sewer									
--	---	-------	--	--	--	--	--	--	--	--	--

	X	Electric									
--	---	----------	--	--	--	--	--	--	--	--	--

	X	Gas									
--	---	-----	--	--	--	--	--	--	--	--	--

	X	Curb									
--	---	------	--	--	--	--	--	--	--	--	--

	X	Street Lights									
--	---	---------------	--	--	--	--	--	--	--	--	--

	X	Standard Utilities									
--	---	--------------------	--	--	--	--	--	--	--	--	--

	X	Underground Utils.									
--	---	--------------------	--	--	--	--	--	--	--	--	--

	X	Topography of Site									
--	---	--------------------	--	--	--	--	--	--	--	--	--

	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
--	---	-------	------	------------	----------------	----------------	-----------------	----------------	---------------

	X	Rolling	2019	3,000	0	3,000			2,560C
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	X	Low	2018	2,500	0	2,500			2,500S
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	X	High	2017	2,500	0	2,500			2,500S
--	---	------	------	-------	---	-------	--	--	--------

	X	Landscaped	2016	3,000	0	3,000			3,000S
--	---	------------	------	-------	---	-------	--	--	--------

	X	Swamp							
--	---	-------	--	--	--	--	--	--	--

	X	Wooded							
--	---	--------	--	--	--	--	--	--	--

	X	Pond							
--	---	------	--	--	--	--	--	--	--



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: 402 RESIDENTIAL-V		Zoning:	Building Permit(s)	Date	Number	Status			
W BLUE RD		School: LAKE CITY - 57020									
Owner's Name/Address		P.R.E. 0%		MAP #:							
FREDIN DALE A 22554 70TH AVE MARION MI 49665		2019 Est TCV 6,000									
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS						
. SEC 35 T22N R8W LOT 4 BLUE ROAD ESTATES.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		X	Gravel Road	<Site Value C> 140-Blue Road					6000	100	6,000
		X	Paved Road	0.00 Total Acres		Total Est. Land Value =					6,000
		X	Storm Sewer								
		X	Sidewalk								
		X	Water								
		X	Sewer								
		X	Electric								
		X	Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								
		Topography of Site									
		X	Level								
		X	Rolling								
		X	Low								
		X	High								
		X	Landscaped								
		X	Swamp								
		X	Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2019	3,000	0	3,000			2,560C
		TPC 05/06/2018	INSPECTED		2018	2,500	0	2,500			2,500S
		TPC 12/27/2017	INSPECTED		2017	2,500	0	2,500			2,500S
					2016	3,000	0	3,000			3,000S



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address: W BLUE RD Class: 402 RESIDENTIAL-V Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY - 57020

P.R.E. 0% MAP #:

Owner's Name/Address: FREDIN DALE A 22554 70TH AVE MARION MI 49665

2019 Est TCV 6,000

Improved Vacant Land Value Estimates for Land Table Res 8.RURAL SUBS

Public Improvements * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> 140-Blue Road					6000	100		6,000
0.00 Total Acres					Total Est. Land Value =			6,000

Tax Description: . SEC 35 T22N R8W LOT 5 BLUE ROAD ESTATES.

Comments/Influences:

Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.

Topography of Site:

Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain

Year Land Value Building Value Assessed Value Board of Review Tribunal/Other Taxable Value

Who	When	What	2019	3,000	0	3,000			2,560C
	TPC 05/06/2018	INSPECTED	2018	2,500	0	2,500			2,500S
	TPC 12/27/2017	INSPECTED	2017	2,500	0	2,500			2,500S
			2016	3,000	0	3,000			3,000S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address Class: 401 RESIDENTIAL-I Zoning: Building Permit(s) Date Number Status

7859 W BLUE RD School: LAKE CITY - 57020 P.R.E. 100% 07/25/1994

Owner's Name/Address MAP #:

FOSTER WM K 2019 Est TCV 94,403 TCV/TFA: 89.40

7859 W BLUE RD X Improved Vacant Land Value Estimates for Land Table Res 8.RURAL SUBS

LAKE CITY MI 49651 Public Improvements * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> 140-Blue Road					6000	100		6,000
			0.00 Total Acres	Total Est. Land Value =				6,000

Taxpayer's Name/Address X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Sewer

NORTHWESTERN MORTGAGE COMPANY X Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	11.80	100	66	779
Total Estimated Land Improvements True Cash Value =				779

Tax Description X Electric Gas Curb Street Lights Standard Utilities Underground Utils.

. SEC 35 T22N R8W LOT 6 BLUE ROAD X Topography of Site

ESTATES.

Comments/Influences



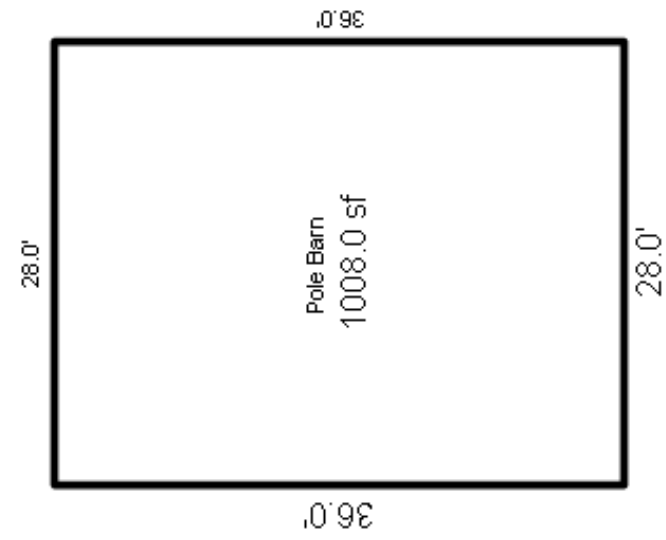
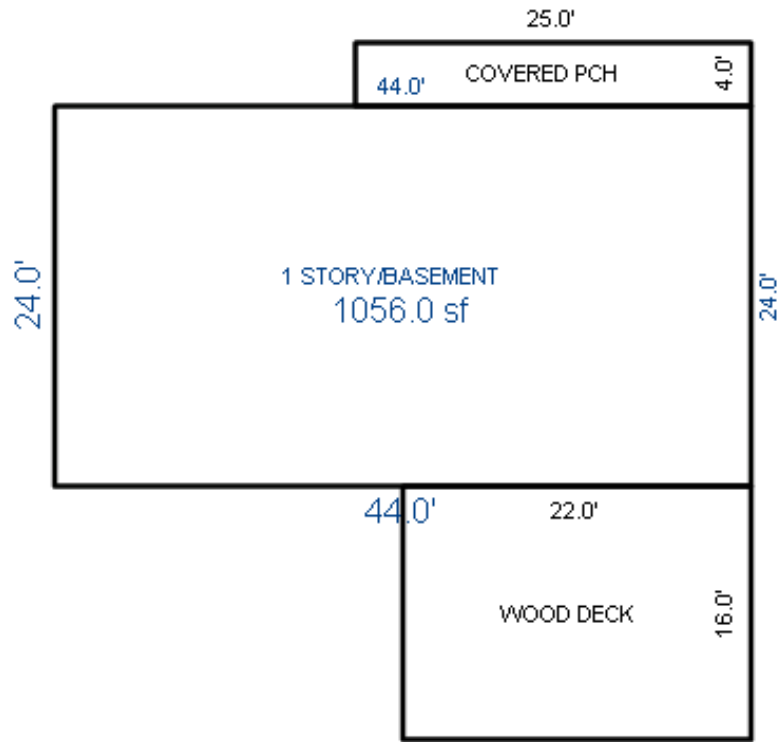
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	11/26/2018	INSPECTED	2018	2,500	42,100	44,600			34,956C
TPC	05/06/2018	INSPECTED	2017	2,500	39,600	42,100			34,238C
TPC	12/27/2017	INSPECTED	2016	3,000	37,300	40,300			33,933C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 100 352	Type CCP (1 Story) Treated Wood	Year Built: 1978 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1008 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S			Class: CD			Bsmnt Garage:					
Yr Built 1978	Remodeled 0	Ex	X	Ord		Min	(12) Electric			Effec. Age: 29			E.C.F.		Roof:			
Condition: Average		Lg	X	Ord		Small	100 Amps Service			Floor Area: 1,056			X 0.880					
Room List	(5) Floors	Kitchen: Other: Other:			No./Qual. of Fixtures			Total Base New : 140,243			Total Depr Cost: 99,573			Estimated T.C.V: 87,624				
Basement 1st Floor 2nd Floor 3 Bedrooms	(6) Ceilings	No. of Elec. Outlets			Ex. X Ord. Min			Total Base New : 140,243			Total Depr Cost: 99,573			Estimated T.C.V: 87,624				
(1) Exterior	X Drywall	Basement: 1056 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Total Depr Cost: 99,573			Estimated T.C.V: 87,624							
X Wood/Shingle Aluminum/Vinyl Brick		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Total Depr Cost: 99,573			Estimated T.C.V: 87,624							
Insulation	(7) Excavation	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Plumbing			Total Depr Cost: 99,573			Estimated T.C.V: 87,624							
(2) Windows		Recreation SF Living SF Walkout Doors No Floor SF			Plumbing			Total Depr Cost: 99,573			Estimated T.C.V: 87,624							
X Many Avg. X Few	X Large Avg. X Small	(9) Basement Finish			Plumbing			Total Depr Cost: 99,573			Estimated T.C.V: 87,624							
X Wood Sash Metal Sash Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens		Recreation SF Living SF Walkout Doors No Floor SF			Plumbing			Total Depr Cost: 99,573			Estimated T.C.V: 87,624							
(3) Roof		(10) Floor Support			Plumbing			Total Depr Cost: 99,573			Estimated T.C.V: 87,624							
X Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			Plumbing			Total Depr Cost: 99,573			Estimated T.C.V: 87,624							
X Asphalt Shingle		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Plumbing			Total Depr Cost: 99,573			Estimated T.C.V: 87,624							
Chimney: Metal		Lump Sum Items:			Plumbing			Total Depr Cost: 99,573			Estimated T.C.V: 87,624							
Notes:															ECF (409 - RURAL SUBS) 0.880 => TCv:		87,624	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HARRIS RYAN & KARIN	SHELTON SHAWNA	91,500	11/04/2013	WD	WARRANTY DEED	2013-03754	PTA	100.0
COVENANT CAPITAL INC	HARRIS RYAN & KARIN	1	12/21/2011	QC	QUIT CLAIM	2012-00027		100.0
US BANK NATIONAL ASSOCIATI	COVENANT CAPITAL INC	55,000	03/04/2011	CD	COVENANT DEED	2011-08877		0.0
PETERSON WANDA	US BANK NATIONAL ASSOCIAT	75,838	07/16/2010	SD	SHERIFF'S DEED	2011-3078SD		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7823 W BLUE RD						
School: LAKE CITY - 57020						
P.R.E. 100% 11/04/2013						
Owner's Name/Address	MAP #:					
SHELTON SHAWNA 7823 W BLUE RD LAKE CITY MI 49651	2019 Est TCV 121,843 TCV/TFA: 67.47					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS									
					* Factors *								
		Public Improvements			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 35 T22N R8W LOT 7 BLUE ROAD ESTATES.	X	Dirt Road			<Site Value C>	140-Blue Road				6000	100		6,000
		Gravel Road			165 Actual Front Feet, 1.53 Total Acres Total Est. Land Value = 6,000								
		Paved Road											
		Storm Sewer											
		Sidewalk											
		Water											
		Sewer											
	X	Electric											
	X	Gas											
		Curb											
		Street Lights											
		Standard Utilities											
		Underground Utils.											

Comments/Influences	X	Land Improvement Cost Estimates				
		Description	Rate	Size	% Good	Cash Value
		D/W/P: 3.5 Concrete	4.68	428	78	1,562
		Total Estimated Land Improvements True Cash Value = 1,562				



Topography of Site	X	Level	Rolling	Low	X	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value

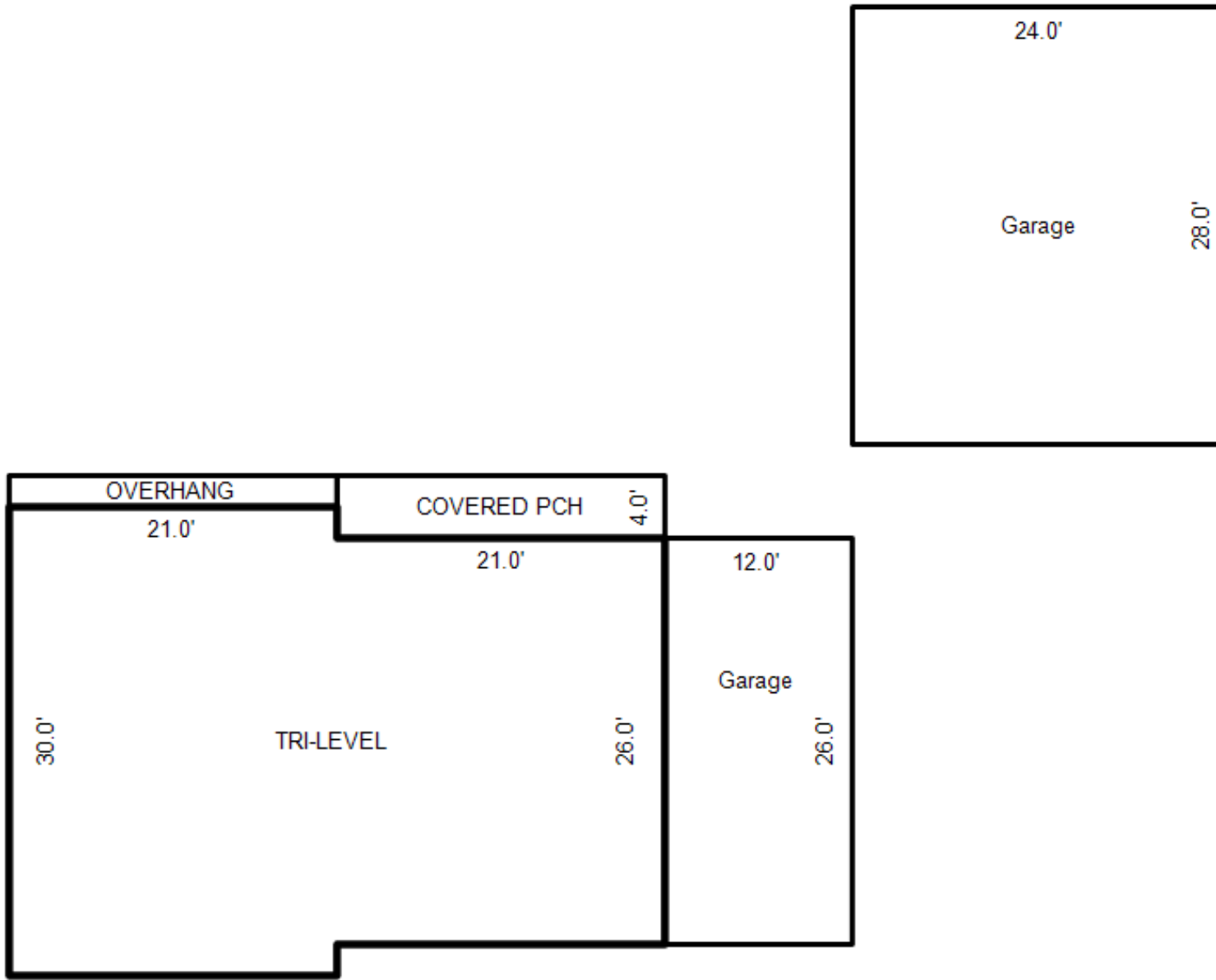
Who	When	What	2019	2018	2017	2016
			3,000	2,500	2,500	3,000
			57,900	50,300	47,700	47,300
			60,900	52,800	50,200	50,300
			45,685C	44,615C	43,698C	43,309C
TPC 12/27/2017 INSPECTED						

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 84	Type CCP (1 Story)	Year Built: 1979 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 312 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G											
Building Style: TRI		Trim & Decoration														
Yr Built 1979 199	Remodeled 2007	Ex	X	Ord		Min	Size of Closets									
Condition: Average		Lg	X	Ord		Small	Doors									
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric									
	Basement 5 1st Floor 3 2nd Floor 4 Bedrooms	Kitchen: Other: Other:		100 Amps Service												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family TRI						Cls CD Blt 1979			
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex.	X	Ord.	Min	(11) Heating System: Forced Air w/ Ducts								
Insulation		Basement: 0 S.F. Crawl: 1176 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Ground Area = 1176 SF Floor Area = 1806 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70							
(2) Windows		(7) Excavation		(13) Plumbing			Building Areas									
X	Many Avg. Few	X	Large Avg. Small	1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		1 1000 Gal Septic 2000 Gal Septic			Tri-Level Siding Crawl Space 1,176 1 Story Siding Overhang 42		Total: 142,015		99,410					
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Lump Sum Items:			Other Additions/Adjustments									
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Plumbing									
X	Gable Hip Flat	Gambrel Mansard Shed		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath		Average Fixture(s) 1 933 653 1 2,929 2,050 1 1,970 1,379							
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 1000 Gal Septic 2000 Gal Septic			Water/Sewer		Water/Sewer							
Chimney: Metal							Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		1000 Gal Septic Water Well, 50 Feet							
							(14) Water/Sewer		Porches							
									Ceramic Tile Floor CCP (1 Story)		84 1,676 1,190 *					
									Garages							
									Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)							
									Base Cost 312 11,329							
									Common Wall: 1 Wall 1 -1,906 -1,334							
									Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)							
									Base Cost 672 16,793 13,770 *							
									Built-Ins							
									Appliance Allow.		1 1,467 1,027					
									Totals:		182,621 129,865					
									Notes:							
									ECF (409 - RURAL SUBS) 0.880 => TCY:		114,281					

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		56,900	06/01/1998	WD	Download	320:9		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7753 W BLUE RD			Pole Barn	10/29/2018	2018-0601	80%

Owner's Name/Address	MAP #:	2019 Est TCV	TCV/TFA:
COCKERAM JASON L & RUBY L 7753 W BLUE ROAD LAKE CITY MI 49651		72,957	54.77

Tax Description	Public Improvements	Land Value Estimates for Land Table Res 8.RURAL SUBS
. SEC 35 T22N R8W LOT 8 BLUE ROAD ESTATES.	X Improved Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value <Site Value C> 140-Blue Road 6000 100 0.00 Total Acres Total Est. Land Value = 6,000

Comments/Influences	Public Improvements	Land Improvement Cost Estimates
12x27 add'n for 02	X Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Description Rate Size % Good Cash Value Fencing: Wire Mesh, #9 2.88 4500 50 6,480 Wood Frame 24.51 80 50 980 Wood Frame 26.62 64 50 852 Total Estimated Land Improvements True Cash Value = 8,312

Topography of Site
X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	3,000	33,500	36,500			36,500S
2018	2,500	37,600	40,100			34,221C
2017	2,500	35,600	38,100			33,518C
2016	3,000	35,300	38,300			33,220C

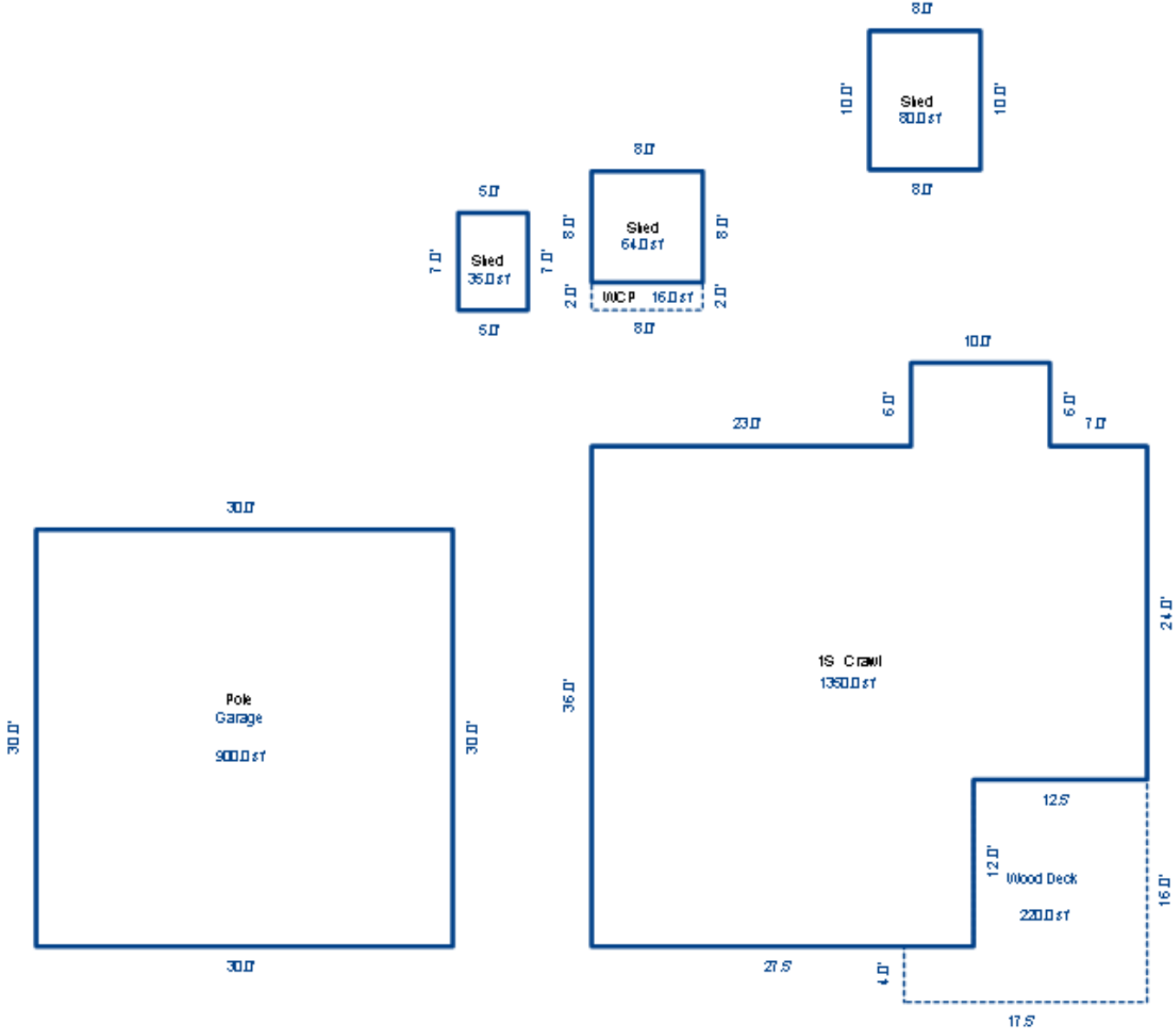


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 220	Type Treated Wood	Year Built: 2018 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 900 % Good: 0 Storage Area: 0 No Conc. Floor: 900
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: HUD		Trim & Decoration														
Yr Built 1990 ADD		Remodeled 2002														
Condition: Average																
Room List		(5) Floors														
Basement 1st Floor 2nd Floor 4 Bedrooms		Kitchen: Other: Other:														
(1) Exterior		(6) Ceilings														
X	Wood/Shingle Aluminum/Vinyl Brick	X	Tile													
Insulation																
(2) Windows		(7) Excavation														
X	Many Avg. Few	X	Large Avg. Small													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 1332 S.F. Slab: 0 S.F. Height to Joists: 0.0														
(3) Roof		(8) Basement														
X	Gable Hip Flat	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
X	Asphalt Shingle	(9) Basement Finish														
Chimney: Metal		Recreation SF Living SF Walkout Doors No Floor SF														
(10) Floor Support		(14) Water/Sewer														
Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1 1000 Gal Septic 2 2000 Gal Septic														
		Lump Sum Items:														
Cost Est. for Res. Bldg: 1 Single Family HUD										Cls C 10		Blt 1990				
(11) Heating System: Forced Air w/ Ducts										Ground Area = 1332 SF		Floor Area = 1332 SF.				
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85										Building Areas						
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Crawl Space 1,002																
1 Story Siding Crawl Space 330																
Total: 143,670 122,118																
Other Additions/Adjustments																
Plumbing																
Average Fixture(s) 1 1,120 952																
3 Fixture Bath 1 3,525 2,996																
Water/Sewer																
1000 Gal Septic 1 3,691 3,137																
Water Well, 50 Feet 1 2,038 1,732																
Deck																
Treated Wood 220 3,351 2,848																
Garages																
Class: C Exterior: Pole (Unfinished)																
Base Cost 900 17,532 14,902																
No Concrete Floor 900 -4,536 -3,856																
Built-Ins																
Appliance Allow. 1 2,099 1,784																
Totals: 172,490 146,613																
Notes: 2002 ADDITION 12X27																
ECF (409 - RURAL SUBS) 0.400 => TCv:														58,645		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COVENANT CAPITAL INC	PALUCK ALEXANDER	71,500	03/28/2016	WD	Arms Length	2016-00931	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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7717 W BLUE RD	School: LAKE CITY - 57020					
	P.R.E. 100% 04/13/2016					

Owner's Name/Address	MAP #:
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PALUCK ALEXANDER 7717 W BLUE RD LAKE CITY MI 49651	2019 Est TCV 83,626 TCV/TFA: 75.75
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X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS
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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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X	Dirt Road					6000	100		6,000
X	Gravel Road								
X	Paved Road								
X	Storm Sewer								
X	Sidewalk								
X	Water								
X	Sewer								
X	Electric								
X	Gas								
X	Curb								
X	Street Lights								
X	Standard Utilities								
X	Underground Utils.								

0. SEC 35 T22N R8W LOT 9 BLUE ROAD ESTATES.									
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Tax Description	Description	Rate	Size	% Good	Cash Value
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Comments/Influences	D/W/P: 3.5 Concrete	5.00	65	94	305
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	Total Estimated Land Improvements True Cash Value =				305
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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X Level	2019	3,000	38,800	41,800			36,592C
X Rolling	2018	2,500	34,300	36,800			35,735C
X Low	2017	2,500	32,500	35,000			35,000S
X High	2016	3,000	35,200	38,200			32,914C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

Who	When	What	2019	3,000	38,800	41,800			36,592C
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TPC 12/27/2017 INSPECTED	2018	2,500	34,300	36,800				35,735C
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TPC 04/08/2016 INSPECTED	2017	2,500	32,500	35,000				35,000S
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	2016	3,000	35,200	38,200				32,914C
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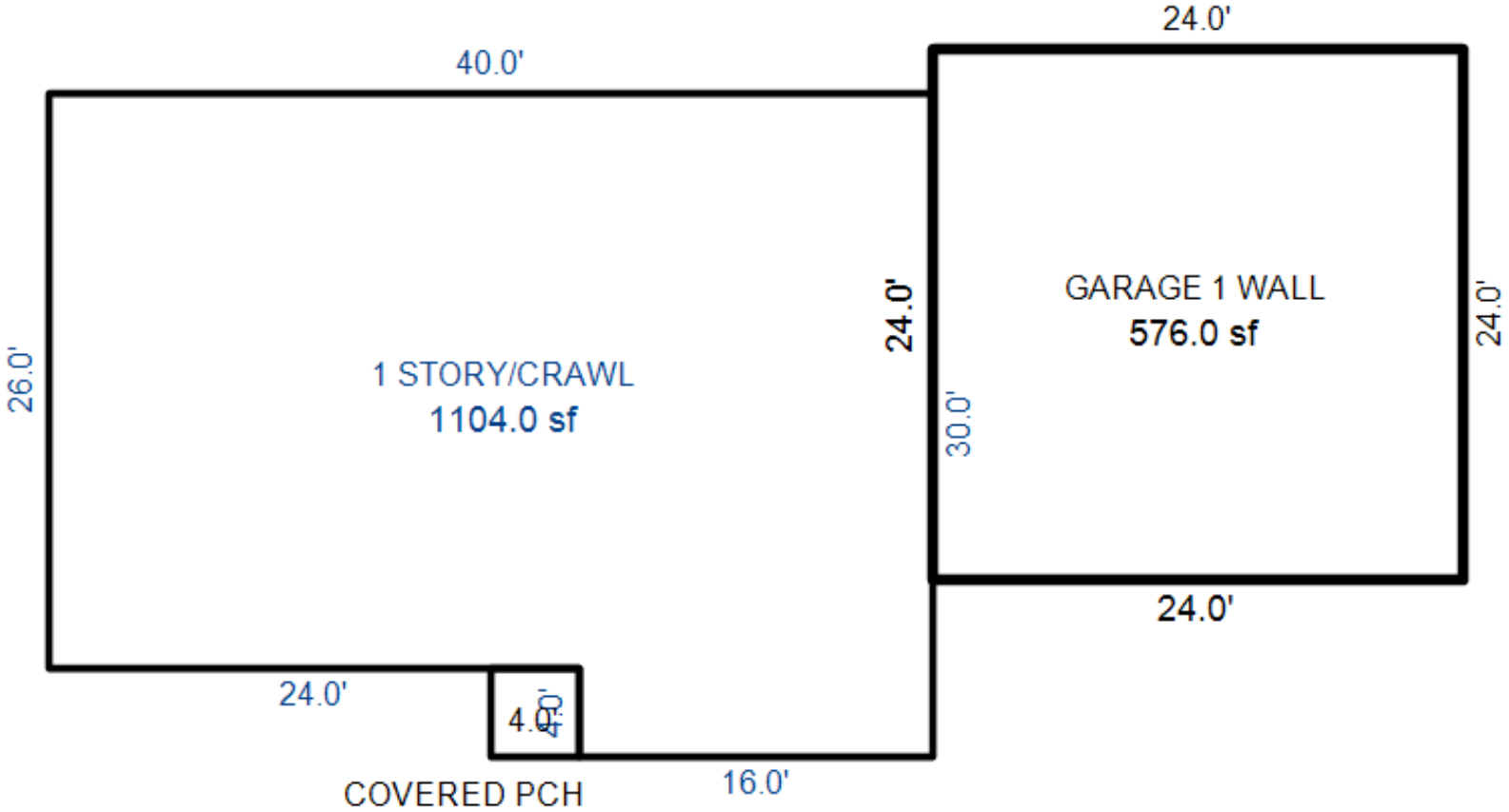
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan									
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood Oil Coal X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1976 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			16	CCP (1 Story)																		
Building Style: 1S		Trim & Decoration																											
Yr Built	Remodeled	Ex	X	Ord	Min																								
1976	2010	Size of Closets																											
Condition: Average		Lg		Ord	X	Small																							
Room List		Doors			Solid	X	H.C.																						
Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Other: Other:																											
(1) Exterior		X Drywall																											
X	Wood/Shingle Aluminum/Vinyl Brick Insulation																												
(2) Windows		X Many Avg. X Large Avg. Small																											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens																												
(3) Roof																													
X	Gable Hip Flat Chimney: Brick																												
(4) Interior																													
(5) Floors																													
(6) Ceilings																													
(7) Excavation																													
(8) Basement																													
(9) Basement Finish																													
(10) Floor Support																													
(11) Heating/Cooling																													
(12) Electric																													
(13) Plumbing																													
(14) Water/Sewer																													
(15) Built-ins																													
(15) Fireplaces																													
(16) Porches/Decks																													
(17) Garage																													
Central Air Wood Furnace (12) Electric 200 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few (13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan (14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:										Class: C Effec. Age: 35 Floor Area: 1,104 Total Base New : 135,178 Total Depr Cost: 87,865 Estimated T.C.V: 77,321 E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:																	
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1104 SF Floor Area = 1104 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,104</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>110,648</td> <td>71,921</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,120 728 Water/Sewer 1000 Gal Septic 1 3,691 2,399 Water Well, 50 Feet 1 2,038 1,325 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 16,877 10,970 Common Wall: 1 Wall 1 -1,906 -1,239 Built-Ins Appliance Allow. 1 2,099 1,364 Porches CCP (1 Story) 16 611 397 Totals: 135,178 87,865										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,104			Total:				110,648	71,921	Cls C Blt 1976	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																								
1 Story	Siding	Crawl Space	1,104																										
Total:				110,648	71,921																								
Notes:										ECF (409 - RURAL SUBS) 0.880 => TCV:		77,321																	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)		Date	Number	Status				
W BLUE RD		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
SPETEBROOT TONY R & LINDA R 1505 SW 56TH TER CAPE CORAL FL 33914		MAP #:		2019 Est TCV 6,000								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS							
. SEC 35 T22N R8W LOT 10 BLUE ROAD ESTATES.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		<Site Value C> 140-Blue Road		6000		100				6,000
		Paved Road		165 Actual Front Feet, 1.19 Total Acres		Total Est. Land Value =						6,000
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		X Electric										
		X Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		X High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2019	3,000	0	3,000		2,560C		
		TPC 12/27/2017 INSPECTED			2018	2,500	0	2,500		2,500S		
		TPC 04/08/2016 INSPECTED			2017	2,500	0	2,500		2,500S		
					2016	3,000	0	3,000		3,000S		



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PHILLIPS CHAD & ELLIS AMY	YOUNGBEG GARRICK	128,000	06/01/2012	WD	WARRANTY DEED	2012-02063 WD	PTA	100.0
GREGG DAVID & LINDA J (H/	PHILLIPS & ELLIS (H/W)**	0	07/20/2007	PLC	Not Qualified	2007/2769		0.0
GREGG DAVID W & LINDA J	PHILLIPS CHAD(S/M) & ELLI	80,000	06/05/2006	LC	Not Qualified			100.0
		129,900	10/01/2001	WD	Download	01-0:4020		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7699 W BLUE RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 100% 07/15/2012					
YOUNGBEG GARRICK 7699 W BLUE RD LAKE CITY MI 49651	MAP #:					
	2019 Est TCV 172,419 TCV/TFA: 114.95					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS				
				Description	Frontage	Depth	Rate %Adj. Reason	Value
. SEC 35 T22N R8W LOT 11 BLUE ROAD ESTATES.	X			<Site Value C> 140-Blue Road			6000 100	6,000
Comments/Influences				170 Actual Front Feet, 1.00 Total Acres			Total Est. Land Value =	6,000

NEW HOUSE FOR 96 COMPLETE FOR 97 Uncapped for 2007 by letter 8-23-07.	X	Electric	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X	Gas	D/W/P: 4in Ren. Conc.	6.21	960 0	0
	X	Curb	Residential Local Cost Land Improvements			
	X	Street Lights	Description	Rate	Size % Good	Cash Value
		Standard Utilities	LAND IMPROVE 5000	5,000.00	1 94	4,700
		Underground Utils.	Total Estimated Land Improvements True Cash Value = 4,700			

Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value



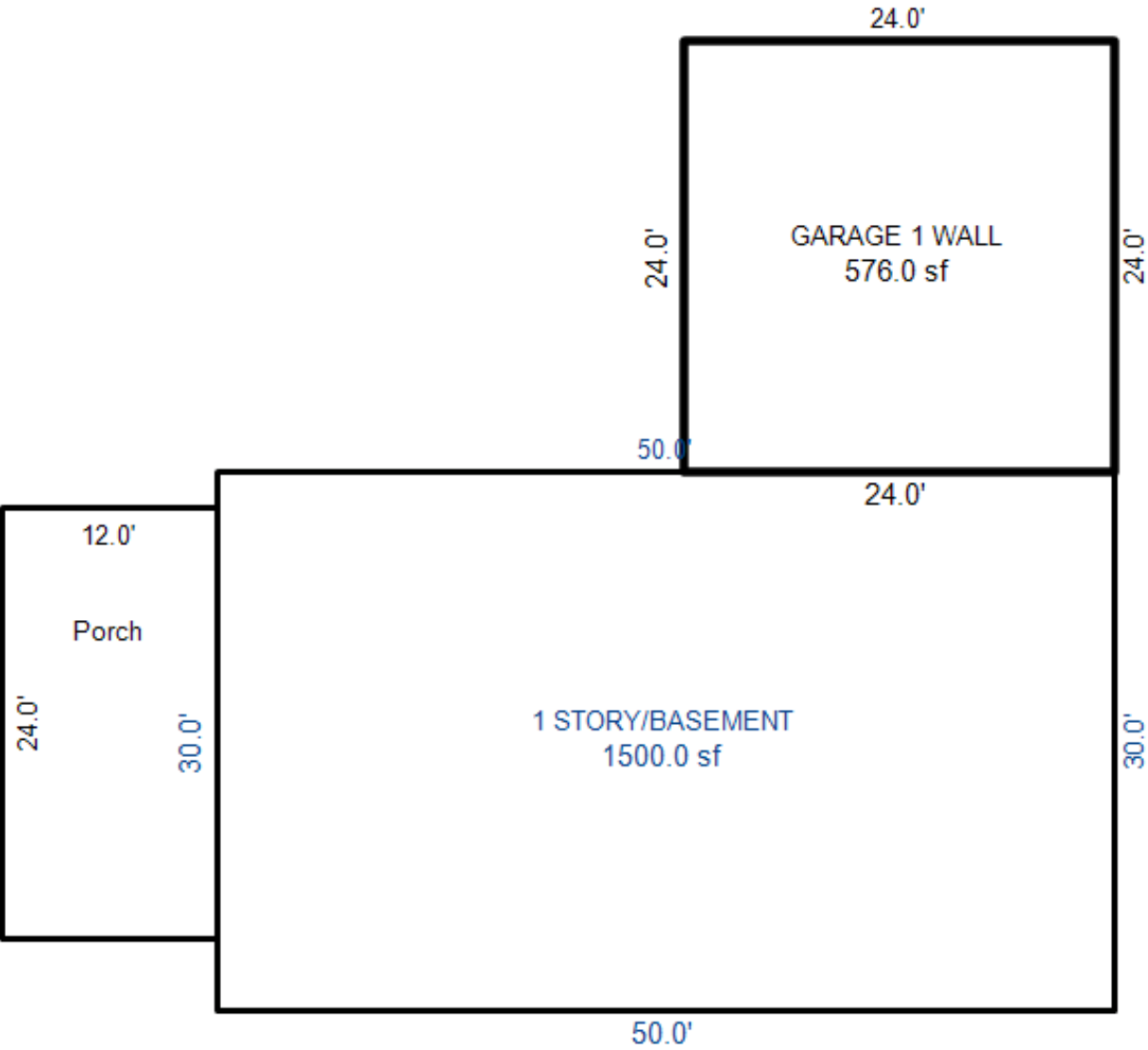
Who	When	What	2019	3,000	83,200	86,200			68,480C
	TPC 12/27/2017	INSPECTED	2018	2,500	78,000	80,500			66,875C
	TPC 04/08/2016	INSPECTED	2017	2,500	73,500	76,000			65,500C
	TPC 05/21/2013	INSPECTED	2016	3,000	73,100	76,100			64,916C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 288	Type Treated Wood	Year Built: 1995 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame Metal Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration		X			Central Air Wood Furnace			Class: C +5 Effec. Age: 20 Floor Area: 1,500 Total Base New : 237,950 Total Depr Cost: 183,772 Estimated T.C.V: 161,719		E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1995	Remodeled 0	Ex	X	Ord		Min	No Heating/Cooling									
Condition: Average		Lg	X	Ord		Small	200 Amps Service									
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric									
	Basement 1st Floor 2nd Floor 4 Bedrooms						200 Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S							Cls C 5 Blt 1995		
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex.	X	Ord.		Min	(11) Heating System: Forced Heat & Cool Ground Area = 1500 SF Floor Area = 1500 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80							
	Insulation			No. of Elec. Outlets			Building Areas									
(2) Windows		(7) Excavation		X			Many			Stories			Exterior		Foundation	
X	Many Avg. Few	X	Large Avg. Small	Basement: 1500 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			1 Story			Siding		Basement	
X	Wood Sash Metal Sash Vinyl Sash			Basement Finish			Average Fixture(s)			Size			Cost New		Depr. Cost	
X	Double Hung Horiz. Slide Casement			Recreation SF Living SF Walkout Doors No Floor SF			1			1,500			180,241		144,207	
X	Double Glass Patio Doors Storms & Screens			(8) Basement			2			Total:			180,241		144,207	
(3) Roof		(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Average Fixture(s)			Other Additions/Adjustments						
X	Gable Hip Flat			Recreation SF Living SF Walkout Doors No Floor SF			1			Plumbing						
X	Asphalt Shingle			(10) Floor Support			2			Water/Sewer						
Chimney: Metal				Joists: Unsupported Len: Cntr.Sup:			1			Plumbing						
				1500			1			Average Fixture(s)						
				Recreation SF Living SF Walkout Doors No Floor SF			1			3 Fixture Bath						
				Recreation SF Living SF Walkout Doors No Floor SF			1			Softener, Auto						
				Recreation SF Living SF Walkout Doors No Floor SF			1			Softener, Manual						
				Recreation SF Living SF Walkout Doors No Floor SF			1			Solar Water Heat						
				Recreation SF Living SF Walkout Doors No Floor SF			1			No Plumbing						
				Recreation SF Living SF Walkout Doors No Floor SF			1			Extra Toilet						
				Recreation SF Living SF Walkout Doors No Floor SF			1			Extra Sink						
				Recreation SF Living SF Walkout Doors No Floor SF			1			Separate Shower						
				Recreation SF Living SF Walkout Doors No Floor SF			1			Ceramic Tile Floor						
				Recreation SF Living SF Walkout Doors No Floor SF			1			Ceramic Tile Wains						
				Recreation SF Living SF Walkout Doors No Floor SF			1			Ceramic Tub Alcove						
				Recreation SF Living SF Walkout Doors No Floor SF			1			Vent Fan						
				Recreation SF Living SF Walkout Doors No Floor SF			1			(14) Water/Sewer						
				Recreation SF Living SF Walkout Doors No Floor SF			1			Public Water						
				Recreation SF Living SF Walkout Doors No Floor SF			1			Public Sewer						
				Recreation SF Living SF Walkout Doors No Floor SF			1			Water Well						
				Recreation SF Living SF Walkout Doors No Floor SF			1			1000 Gal Septic						
				Recreation SF Living SF Walkout Doors No Floor SF			1			2000 Gal Septic						
				Recreation SF Living SF Walkout Doors No Floor SF			1			Lump Sum Items:						
				Recreation SF Living SF Walkout Doors No Floor SF			1			Notes:						
				Recreation SF Living SF Walkout Doors No Floor SF			1			Appliance Allow.						
				Recreation SF Living SF Walkout Doors No Floor SF			1			Recreation Room						
				Recreation SF Living SF Walkout Doors No Floor SF			1			Totals:			237,950		183,772	
				Recreation SF Living SF Walkout Doors No Floor SF			1			ECF (409 - RURAL SUBS) 0.880 => TC					161,719	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		5,000	04/01/1995	WD	Download	293:927		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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7691 W BLUE RD	School: LAKE CITY - 57020					
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Owner's Name/Address	P.R.E. 0%					
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COCKERAM JAMIE A & LISA M	MAP #:					
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7691 W BLUE ROAD	2019 Est TCV 98,585 TCV/TFA: 48.90					
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LAKE CITY MI 49651	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS			
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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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	<Site Value C>	140-Blue Road				6000	100		6,000
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			0.00	Total Acres		Total Est.	Land Value =		6,000
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Tax Description	Dirt Road								
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. SEC 35 T22N R8W LOT 12 BLUE ROAD	X Gravel Road								
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ESTATES.	X Paved Road								
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Comments/Influences	X Storm Sewer								
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	X Sidewalk								
--	------------	--	--	--	--	--	--	--	--

	X Water								
--	---------	--	--	--	--	--	--	--	--

	X Sewer								
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	X Electric								
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	X Gas								
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	Curb								
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	Street Lights								
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	Standard Utilities								
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	Underground Utils.								
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	Topography of Site								
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	X Level								
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	X Rolling								
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	Low								
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	X High								
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	Landscaped								
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	Swamp								
--	-------	--	--	--	--	--	--	--	--

	Wooded								
--	--------	--	--	--	--	--	--	--	--

	Pond								
--	------	--	--	--	--	--	--	--	--

	Waterfront								
--	------------	--	--	--	--	--	--	--	--

	Ravine								
--	--------	--	--	--	--	--	--	--	--

	Wetland								
--	---------	--	--	--	--	--	--	--	--

	Flood Plain								
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2019	3,000	46,300	49,300			38,052C
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2018	2,500	40,800	43,300			37,161C
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2017	2,500	37,800	40,300			36,397C
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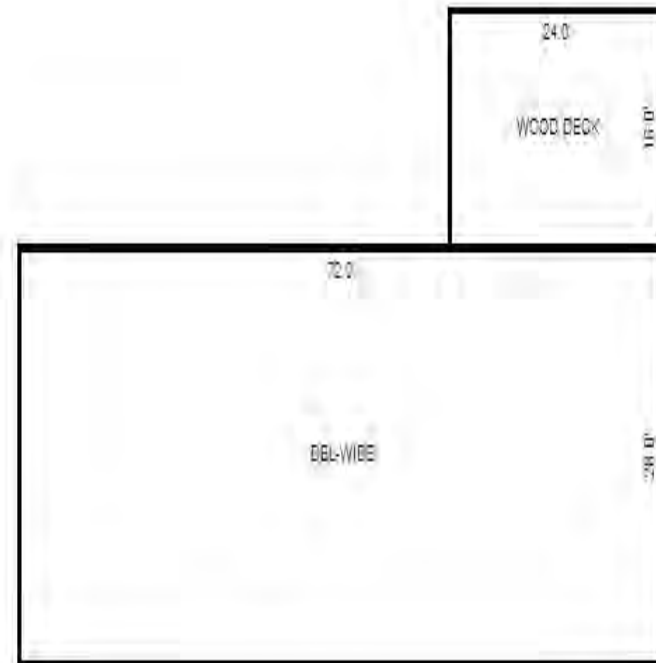
2016	3,000	35,900	38,900			36,073C
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 384	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Exterior Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																	
X	Wood Frame		Drywall Paneled		Plaster Wood T&G																																																																												
Building Style: BOCA/STATE		Trim & Decoration																																																																															
Yr Built 1999	Remodeled 0	Ex	X	Ord		Min																																																																											
Condition: Average		Lg	X	Ord		Small																																																																											
Room List		(5) Floors																																																																															
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:																																																																															
(1) Exterior		(6) Ceilings																																																																															
X	Wood/Shingle Aluminum/Vinyl Brick Insulation																																																																																
(2) Windows		(7) Excavation																																																																															
X	Many Avg. Few	X	Large Avg. Small																																																																														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor																																																																														
(3) Roof		(9) Basement Finish																																																																															
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors No Floor SF																																																																														
X	Asphalt Shingle	(10) Floor Support																																																																															
Chimney:		Joists: Unsupported Len: Cntr.Sup:		1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																												
		Lump Sum Items:																																																																															
Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE (11) Heating System: Forced Air w/ Ducts Ground Area = 2016 SF Floor Area = 2016 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>2,016</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>163,689</td> <td>139,136</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th>Size</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1</td> <td>778</td> <td>661</td> </tr> <tr> <td>3 Fixture Bath</td> <td>1</td> <td>2,463</td> <td>2,094</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td>1</td> <td>3,235</td> <td>2,750</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>4,178</td> <td>3,551</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td>384</td> <td>4,604</td> <td>3,913</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>1,243</td> <td>1,057</td> </tr> <tr> <td>Fireplaces</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Wood Stove</td> <td>1</td> <td>1,350</td> <td>1,147</td> </tr> <tr> <td colspan="4">Totals:</td> <td>181,540</td> <td>154,309</td> </tr> </tbody> </table> Notes: ECF (409 - RURAL SUBS) 0.600 => TCV: 92,585										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	2,016			Total:				163,689	139,136	Average Fixture(s)	Size	Cost	Depr.	1	1	778	661	3 Fixture Bath	1	2,463	2,094	Water/Sewer				1000 Gal Septic	1	3,235	2,750	Water Well, 100 Feet	1	4,178	3,551	Deck				Treated Wood	384	4,604	3,913	Built-Ins				Appliance Allow.	1	1,243	1,057	Fireplaces				Wood Stove	1	1,350	1,147	Totals:				181,540	154,309
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																												
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*** Information herein deemed reliable but not guaranteed***



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		72,000	05/01/1995	WD	Download	294:31		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7675 W BLUE RD			Garage	04/16/2008	20080096	Complete

Owner's Name/Address	MAP #:
CEBULSKI JOSEPH S & JULIEANN 7675 W BLUE ROAD LAKE CITY MI 49651	2019 Est TCV 149,841 TCV/TFA: 99.10

X	Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS			
	Public Improvements		* Factors *			
			Description	Frontage	Depth	Value

Taxpayer's Name/Address			<Site Value C>	140-Blue Road	6000	100	6,000
NORTHWESTERN MORTGAGE COMPANY P O BOX 809 625 S GARFIELD TRAVERSE CITY MI 49685-0809	X		0.00 Total Acres		Total Est. Land Value =		6,000

Land Improvement Cost Estimates			Description	Rate	Size % Good	Cash Value
X		Dirt Road	Wood Frame	22.41	96 86	1,850
		Gravel Road	Total Estimated Land Improvements True Cash Value =			1,850

Tax Description	X	Electric
. SEC 35 T22N R8W LOT 13 BLUE ROAD ESTATES.	X	

Comments/Influences	X	Gas
NEW 1 1/2 STY FOR 95	X	



Topography of Site	X	Level
	X	Rolling
	X	Low
		High
		Landscaped
		Swamp
		Wooded
		Pond
		Waterfront
		Ravine
		Wetland
		Flood Plain

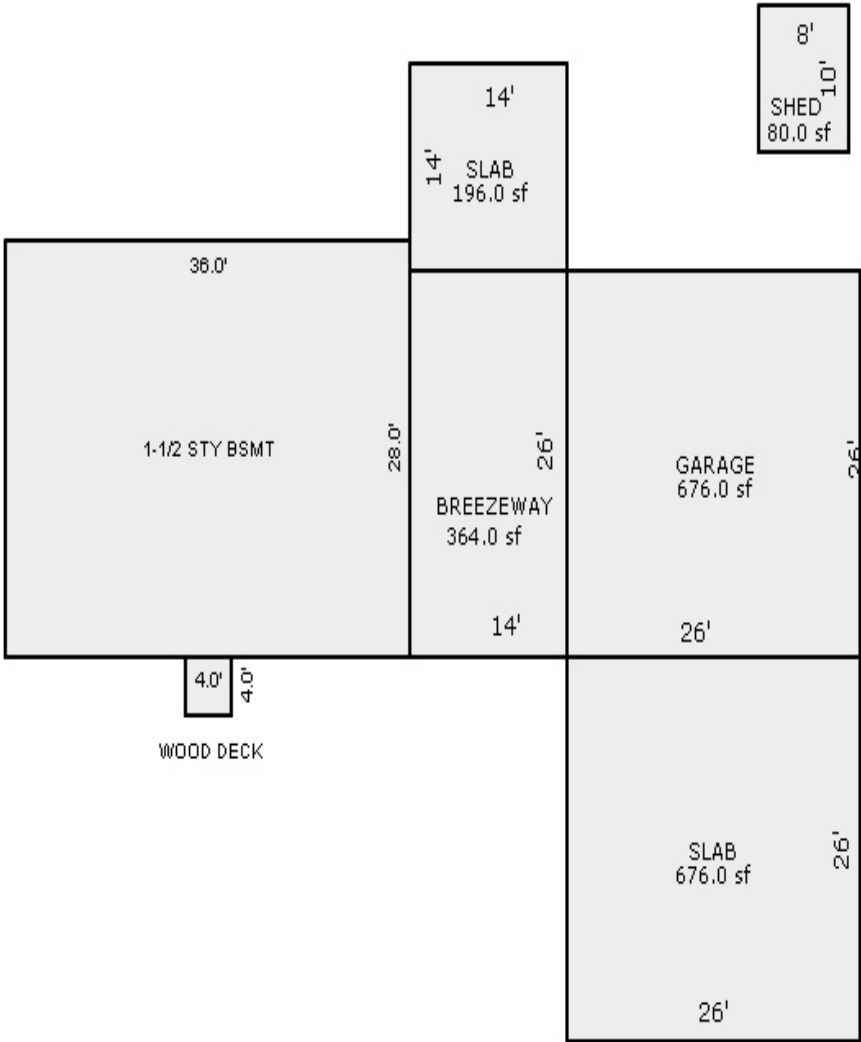
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	3,000	71,900	74,900			58,539C
2018	2,500	67,700	70,200			57,167C
2017	2,500	63,700	66,200			55,992C
2016	3,000	62,300	65,300			55,493C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 16 364	Type Treated Wood Brzwy, FW	Year Built: 2008 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 676 % Good: 98 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G										
Building Style: 1.5S		Trim & Decoration													
Yr Built 1994	Remodeled 0	Ex	X	Ord		Min									
Condition: Average		Lg	X	Ord		Small									
Room List		(5) Floors													
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:					(12) Electric								
		0 Amps Service													
		(6) Ceilings													
(1) Exterior		X	Drywall												
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	Ex.	X	Ord.		Min									
		No. of Elec. Outlets													
		Many	X	Ave.		Few									
(2) Windows		(7) Excavation													
X	Many Avg. Few	X	Large Avg. Small												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor												
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish													
		Recreation	SF												
		Living	SF												
		Walkout Doors	SF												
		No Floor	SF												
(3) Roof		(10) Floor Support													
X	Gable Hip Flat	Gambrel Mansard Shed													
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1	Public Water	1	Public Sewer	1	Water Well						
		Chimney: Metal		1	1000 Gal Septic		2000 Gal Septic								
				Lump Sum Items:											
Cost Est. for Res. Bldg: 1 Single Family 1.5S										Cls C		Blt 1994			
(11) Heating System: Forced Air w/ Ducts															
Ground Area = 1008 SF Floor Area = 1512 SF.															
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80															
Building Areas															
Stories Exterior Foundation Size Cost New Depr. Cost															
1.5 Story Siding Basement 1,008															
Total: 145,719 116,575															
Other Additions/Adjustments															
Plumbing															
Average Fixture(s) 1 1,120 896															
2 Fixture Bath 1 2,359 1,887															
Water/Sewer															
1000 Gal Septic 1 3,691 2,953															
Water Well, 50 Feet 1 2,038 1,630															
Garages															
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)															
Base Cost 676 21,078 20,656 *															
Built-Ins															
Appliance Allow. 1 2,099 1,679															
Deck															
Treated Wood 16 554 443															
Breezeways															
Frame Wall 364 14,782 14,634 *															
Totals: 193,440 161,353															
Notes:															
ECF (409 - RURAL SUBS) 0.880 => TCV: 141,991															

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



Sketch by Apex Medina™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6120 W LAKEVIEW DR						
Owner's Name/Address	School: LAKE CITY - 57020					
BELEN LEONARD F TRUST	P.R.E. 0%					
1091 BROOKSIDE DR	MAP #:					
GRAND LEDGE MI 48837	2019 Est TCV 262,475 TCV/TFA: 234.77					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS					
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
. SEC 12 T22N R8W LOT 11 & COMM AT SE COR OF LOT 11, TH N TO OUTLOT A, TH N'LY 10 FT ALONG N LINE OF LOT 11 AS EXTENDED, TH S TO SW COR OF LOT 10, TH SW'LY ALONG S LINE OF LOT 10 AS EXTENDED TO POB. BUENA VISTA PARK.	X		* Factors *					
			GROUP A 2200/FF	62.00	100.00	0.9476	1.0000	2200 100	129,258
			62 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 129,258					
Comments/Influences	X		Land Improvement Cost Estimates					
			Description	Rate	Size	% Good	Cash Value	
	X		Fencing: Vnyl, 2 Rail	11.59	30	0	0	
	X		D/W/P: 3.5 Concrete	4.68	437	0	0	
	X		Residential Local Cost Land Improvements					
	X		Description	Rate	Size	% Good	Cash Value	
			LAND IMPROVE 2500	2,500.00	1	97	2,425	
			Total Estimated Land Improvements True Cash Value = 2,425					



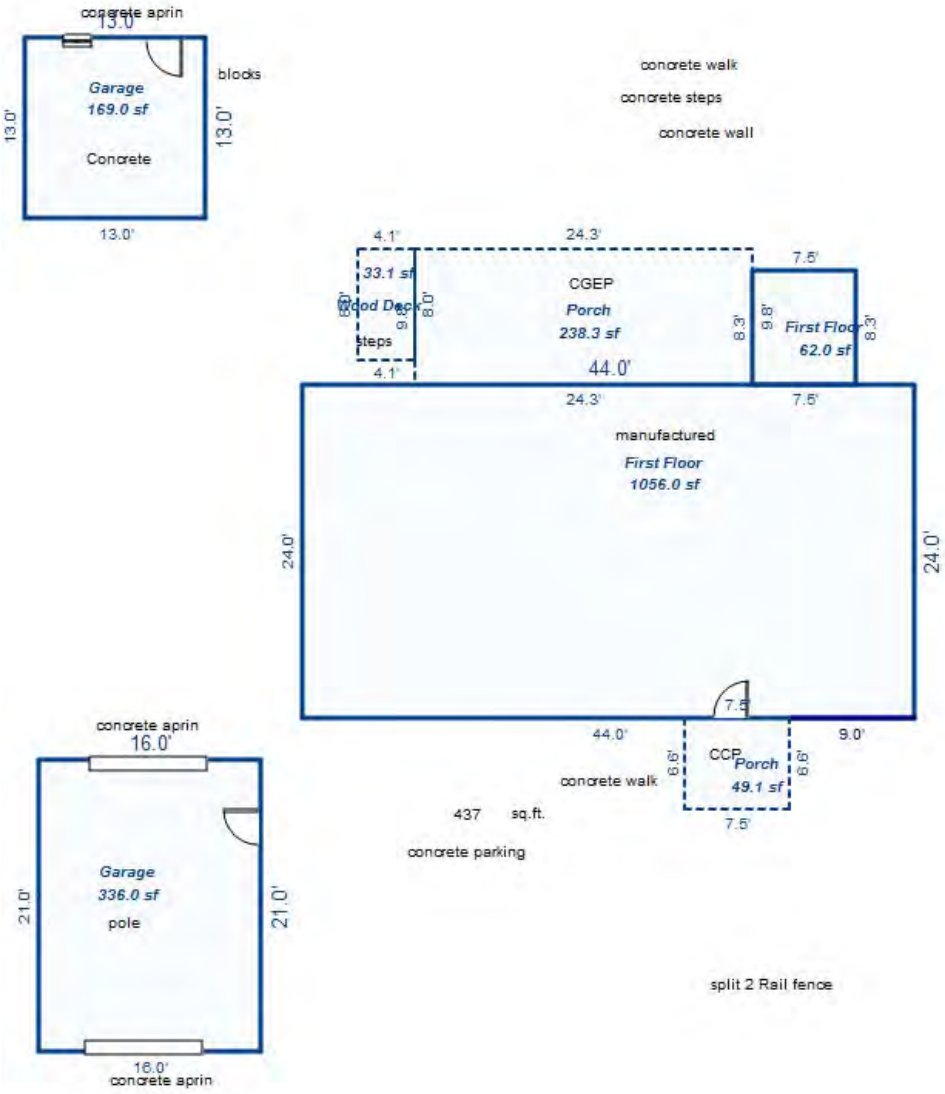
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2019	64,600	66,600	131,200			96,826C
	Rolling		2018	70,500	61,100	131,600			94,557C
	Low		2017	70,500	56,100	126,600			92,613C
	High		2016	53,500	55,700	109,200			91,787C
X	Landscaped								
	Swamp								
	Wooded								
	Pond								
X	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What							
TPC	12/27/2017	INSPECTED							
TPC	10/31/2011	INSPECTED							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 238 49 33	Type CGEP (1 Story) CCP (1 Story) Treated Wood	Year Built: 1978 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 336 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G									
Building Style: BOCA/STATE		Trim & Decoration												
Yr Built 1997	Remodeled 0	Ex	X	Ord		Min	Size of Closets							
Condition: Average		Lg		Ord	X	Small	Doors							
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric							
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		100 Amps Service										
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE		Cls CD		Blt 1997			
X	Wood/Shingle Aluminum/Vinyl Brick			Ex. X Ord. Min			No. of Elec. Outlets		Ground Area = 1118 SF Floor Area = 1118 SF.					
	Insulation			Many X Ave. Few			(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85					
(2) Windows		(7) Excavation		Average Fixture(s)			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost					
X	Many Avg. X Few	Basement: 0 S.F. Crawl: 1056 S.F. Slab: 62 S.F. Height to Joists: 0.0		1 2 Fixture Bath 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Foundation 1,056 1 Story Siding Slab 62		Total: 103,909 88,322					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		Other Additions/Adjustments			Plumbing		Average Fixture(s) 1 933 793					
X	Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		3 Fixture Bath 1 2,929 2,490 2 Fixture Bath 1 1,970 1,674			Porches		CGEP (1 Story) 238 9,494 8,070 CCP (1 Story) 49 1,029 875					
(3) Roof		(9) Basement Finish		Plumbing			Deck		Treated Wood 33 1,063 904					
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Garages		Class: CD Exterior: Pole (Unfinished) Base Cost 336 7,846 6,669 Class: CD Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 169 6,277 5,335					
X	Asphalt Shingle	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer		Public Sewer 1 1,006 855 Water Well, 50 Feet 1 1,962 1,668					
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Built-Ins		Appliance Allow. 1 1,467 1,247					
Totals: 139,885 118,902												<<<< Calculations too long. See Valuation printout for complete pricing. >>>>		

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



Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LALIK JAMES & JULIANNE	SANDY SUNSETS COTTAGE LLC	0	08/10/2018	QC	RELATED PARTY	2018-02650		0.0
VOSS HOWARD H & ESTELLE L	LALIK JAMES & JULIANNE	131,500	05/02/2012	WD	WARRANTY DEED	2012-01773	PTA	100.0
VOSS JAMES	VOSS HOWARD H & ESTELLE L	0	12/16/2005	QC	Not Qualified	06-0/4917		0.0
VOSS HOWARD H & ESTELLE L	VOSS JAMES (MM)	1	10/11/2005	QC	Not Qualified	05-0/4050		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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6130 W LAKEVIEW DR	School: LAKE CITY - 57020					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
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SANDY SUNSETS COTTAGE LLC 5350 ALLISON DR TROY MI 48085	2019 Est TCV 182,474 TCV/TFA: 204.57
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X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	52.00	100.00	0.9902	1.0000	2200	100		113,284
52 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 113,284

Tax Description	X	Land Improvement Cost Estimates
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. SEC 12 T22N R8W LOT 12 BUENA VISTA PARK.	X	
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Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
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	X	Dirt Road				
	X	Gravel Road				
	X	Paved Road				
	X	Storm Sewer				
	X	Sidewalk				
	X	Water	D/W/P: 3.5 Concrete	4.68	136 0	0
	X	Sewer	Residential Local Cost Land Improvements			
	X	Electric	Description	Rate	Size % Good	Cash Value
	X	Gas	LAND IMPROVE 1000	1,000.00	1 97	970
	X	Curb	Total Estimated Land Improvements True Cash Value = 970			

Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	X	Waterfront	Ravine	Wetland	Flood Plain
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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Who	When	What	2019	56,600	34,600	91,200			80,382C
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TPC 12/27/2017 INSPECTED	2018	61,800	33,400	95,200			78,499C
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TPC 10/31/2011 INSPECTED	2017	61,800	31,200	93,000			76,885C
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	2016	56,800	29,800	86,600			76,200C
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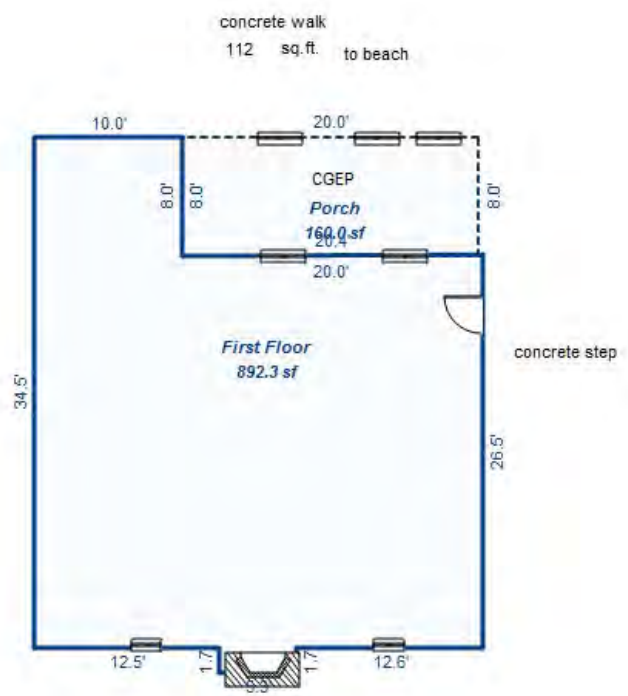


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 160	Type CGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame		(4) Interior Drywall Plastered	X	Plaster Wood T&G										
Building Style: 1S		Trim & Decoration													
Yr Built 1956	Remodeled 0	Ex	X	Ord		Min									
Condition: Average		Lg	X	Ord		Small									
Room List		(5) Floors													
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:					(12) Electric 60 Amps Service								
(1) Exterior		(6) Ceilings													
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Plaster												
(2) Windows		(7) Excavation													
X	Many Avg. Few	X	Large Avg. Small												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement													
(3) Roof		(9) Basement Finish													
X	Gable Hip Flat	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
X	Asphalt Shingle	(10) Floor Support													
Chimney: Brick		Recreation SF Living SF Walkout Doors No Floor SF													
		Joists: Unsupported Len: Cntr.Sup:													
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
		Lump Sum Items:													
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 892 SF Floor Area = 892 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas										Cls CD		Blt 1956			
Stories Exterior Foundation Size Cost New Depr. Cost															
1 Story Siding Slab 892										Total:		78,568 43,213			
Other Additions/Adjustments															
Plumbing Average Fixture(s) 1 933 513															
Porches CGEP (1 Story) 160 7,146 3,930															
Water/Sewer Public Sewer 1 1,006 553															
Water Well, 50 Feet 1 1,962 1,079															
Built-Ins Appliance Allow. 1 1,467 807															
Fireplaces Exterior 1 Story 1 4,331 2,382															
Totals:												95,413 52,477			
Notes:															
ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:												68,220			

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



Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CRAWFORD JACK L & MARY G	CRAWFORD JACK L & MARY G	1	05/24/2012	QC	QUIT CLAIM	2012-02157	PTA	0.0
CRAWFORD RUTH E (WIDOW)	CRAWFORD JACK L & MARY G	0	09/13/2006	QC	Not Qualified	06-0/3355		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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6140 W LAKEVIEW DR	School: LAKE CITY - 57020					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
CRAWFORD JACK L & MARY G 21640 SHADYBROOK Novi MI 48375	2019 Est TCV 188,647 TCV/TFA: 189.79

X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer X Electric X Gas X Curb X Street Lights X Standard Utilities X Underground Utils.		GROUP A 2200/FF	49.00	100.00	1.0051	1.0000	2200	100		108,346
		49 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =								108,346

Tax Description	Topography of Site
. SEC 12 T22N R8W LOT 13 BUENA VISTA PARK.	X Level

Comments/Influences	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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	2019	54,200	40,100	94,300			80,169C
	2018	59,100	38,000	97,100			78,291C
	2017	59,100	35,500	94,600			76,681C
	2016	54,100	34,000	88,100			75,998C

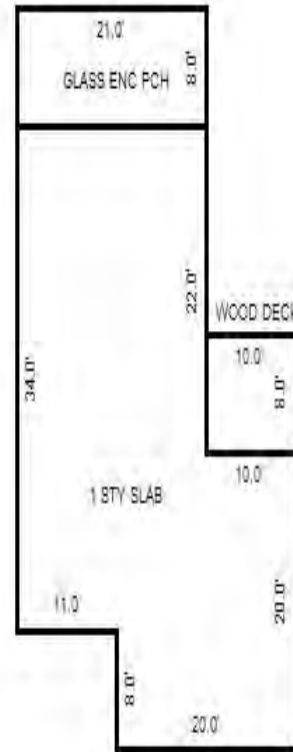


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 168 80	Type CGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Exterior Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame		Drywall X Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration														
Yr Built 1940	Remodeled 0	Ex	Ord	X	Min	Size of Closets										
Condition: Average		Lg	X	Ord		Small	Doors		X	Solid	X	H.C.				
Room List		(5) Floors														
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:				(12) Electric		60		Amps Service						
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures		Ex.		X	Ord.		Min					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation			No. of Elec. Outlets		Many	X	Ave.		Few						
(2) Windows		(7) Excavation		(13) Plumbing		1		Average Fixture(s)								
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 994 S.F. Height to Joists: 0.0		1		3 Fixture Bath								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1		2 Fixture Bath								
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF		1		Softener, Auto								
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		1		Public Water									
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1		Public Sewer		Water Well								
Chimney: Brick						1000 Gal Septic		2000 Gal Septic								
						Lump Sum Items:										
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 994 SF Floor Area = 994 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas										Cls CD		Blt 1940				
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Slab 994										Total:		86,272 51,764				
Other Additions/Adjustments																
Plumbing																
Average Fixture(s)										1		933 560				
2 Fixture Bath										1		1,970 1,182				
Porches																
CGEP (1 Story)										168		7,405 4,443				
Deck																
Treated Wood										80		1,679 1,007				
Water/Sewer																
Public Sewer										1		1,006 604				
Water Well, 50 Feet										1		1,962 1,177				
Built-Ins																
Appliance Allow.										1		1,467 880				
Unit-in-Place Cost Items																
SHED										150		161 153 *				
Notes:										Totals:		102,855 61,770				
ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:												80,301				

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



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status				
6146 W LAKEVIEW DR		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 100% 07/25/1994										
DERUITER BRUCE A 6146 LAKEVIEW DRIVE LAKE CITY MI 49651		MAP #:		2019 Est TCV 465,218 TCV/TFA: 205.12								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
. SEC 12 T22N R8W LOT 14 BUENA VISTA PARK.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP A 2200/FF 49.00 100.00 1.0051 1.0000 2200 100 108,346								
		Paved Road		49 Actual Front Feet, 0.11 Total Acres Total Est. Land Value = 108,346								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 3.5 Concrete	5.76	576	82	2,721				
		X	Sewer	D/W/P: Patio Blocks	14.32	1100	0	0				
		X	Electric	Residential Local Cost Land Improvements								
		X	Gas	Description	Rate	Size	% Good	Cash Value				
		X	Curb	LAND IMPROVE 5000	5,000.00	1	95	4,750				
		X	Street Lights	Total Estimated Land Improvements True Cash Value = 7,471								
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X	Level									
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X	Waterfront									
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2019	54,200	178,400	232,600			143,353C	
		TPC 12/27/2017 INSPECTED			2018	59,100	149,600	208,700			139,994C	
		TPC 11/02/2015 INSPECTED			2017	59,100	144,500	203,600			137,115C	
		TPC 10/31/2011 INSPECTED			2016	54,100	133,500	187,600			135,892C	



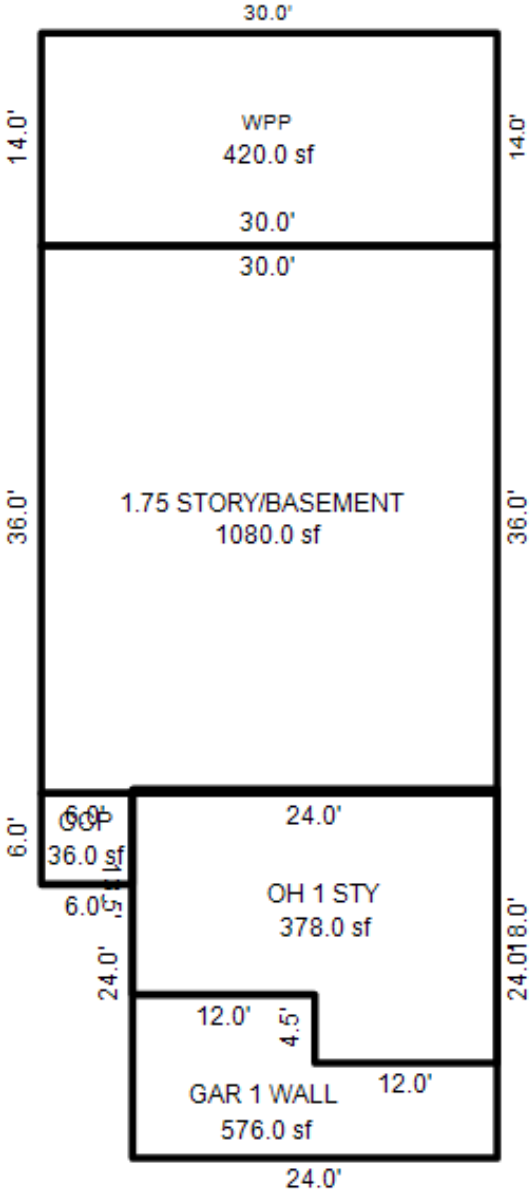
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 36 420 420	Type CCP (1 Story) WPP Treated Wood	Year Built: 1992 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1.75S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 15 Floor Area: 2,268 Total Base New : 316,200 Total Depr Cost: 268,770 Estimated T.C.V: 349,401			E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1992	Remodeled 0	Ex	X	Ord		Min	Size of Closets									
Condition: Average		Lg	X	Ord		Small	Doors									
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric									
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		200			Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.75S			Cls BC			Blt 1992			
X	Wood/Shingle Aluminum/Vinyl Brick			Ex. X Ord. Min			(11) Heating System: Forced Heat & Cool Ground Area = 1080 SF Floor Area = 2268 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85									
	Insulation			No. of Elec. Outlets			Building Areas									
(2) Windows		(7) Excavation		Many X Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost									
X	Many Avg. X Few	Large Avg. Small		Basement: 1080 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.75 Story Siding Basement 1,080 1 Story Siding Overhang 378 Total: 258,312 219,565						
(3) Roof		(8) Basement		(13) Plumbing			Other Additions/Adjustments									
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath			Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath			Porches CCP (1 Story) WPP			Deck Treated Wood		Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 576 Common Wall: 1 Wall 1 -2,365 Door Opener 2 1,037 881 Water/Sewer Public Sewer 1 1,452 1,234 Water Well, 50 Feet 1 2,216 1,884	
X	Gable Hip Flat	Gambrel Mansard Shed		(14) Water/Sewer			Built-Ins									
X	Asphalt Shingle	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Appliance Allow. 1 3,016 2,564									
Chimney:		Recreation SF Living SF Walkout Doors No Floor SF		Lump Sum Items:			Totals: 316,200 268,770									

<<<< Calculations too long. See Valuation printout for complete pricing. >>>>

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ERNSBERGER RICHARD S & LA	ERNSBERGER THOMAS R & NAN	245,000	08/29/2005	WD	Not Qualified	05-0/3094		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6162 W LAKEVIEW DR						
Owner's Name/Address	School: LAKE CITY - 57020					
ERNSBERGER THOMAS R & NANCY A 2001 KINGSWOOD DR LANSING MI	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 247,622 TCV/TFA: 189.31					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
. SEC 12 T22N R8W LOT 15 BUENA VISTA PARK.	X		Dirt Road	50.00	100.00	1.0000	1.0000	2200	100		110,000
Comments/Influences			Gravel Road	50 Actual Front Feet, 0.12 Total Acres							
			Paved Road	Total Est. Land Value =							110,000

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates				Cash Value
			Description	Rate	Size	% Good	
	X	Water	D/W/P: 4in Concrete	5.29	142	0	0
	X	Sewer	Wood Frame	24.51	80	50	980
	X	Electric	Total Estimated Land Improvements True Cash Value =				980
	X	Gas					
	X	Curb					
	X	Street Lights					
		Standard Utilities					
		Underground Utils.					

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2019	55,000	68,800	123,800			105,286C
Rolling	2018	60,000	66,400	126,400			102,819C
Low	2017	60,000	62,000	122,000			100,705C
High	2016	55,000	59,400	114,400			99,807C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							



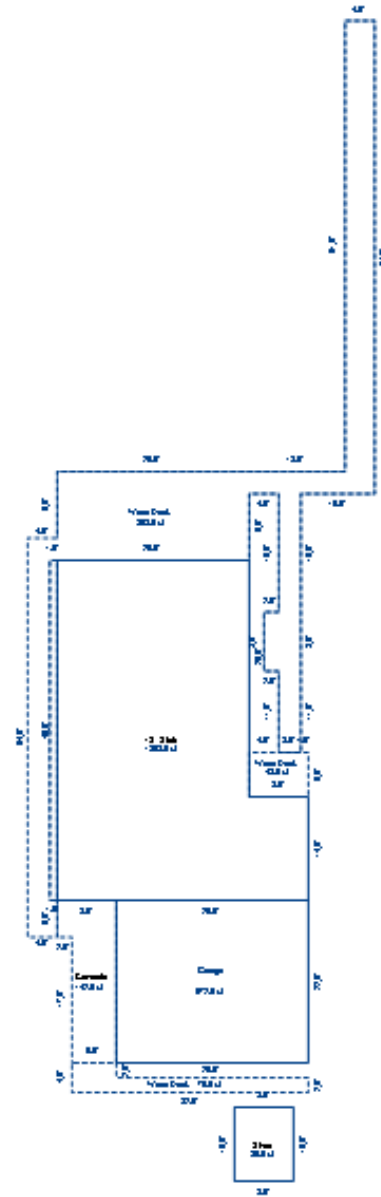
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	06/16/2018	INSPECTED	2019	55,000	68,800	123,800			105,286C
TPC	12/27/2017	INSPECTED	2018	60,000	66,400	126,400			102,819C
TPC	04/02/2012	INSPECTED	2017	60,000	62,000	122,000			100,705C
			2016	55,000	59,400	114,400			99,807C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 899	Type Treated Wood Treated Wood	Year Built: 1990 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 572 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	X	Drywall Plaster X Paneled Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
Building Style: 1S		Trim & Decoration			Central Air Wood Furnace													
Yr Built 1938	Remodeled 0	Ex	X	Ord			Min											
Condition: Average		Lg	X	Ord			Small											
Room List		(5) Floors			(12) Electric													
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:			200 Amps Service													
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures													
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall		Ex.	X	Ord.		Min									
	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1308 S.F. Height to Joists: 0.0			No. of Elec. Outlets													
(2) Windows		(8) Basement			Many	X	Ave.		Few									
X	Many Avg. Few	X	Large Avg. Small		(13) Plumbing													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1	Average Fixture(s)												
X	Asphalt Shingle	(9) Basement Finish			2	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
Chimney: Metal			Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer													
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
		Joists: Unsupported Len: Cntr.Sup:			1	Lump Sum Items:												
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1308 SF Floor Area = 1308 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas										E.C.F. X 1.300		Cls C -5 Blt 1938						
Stories Exterior Foundation Size Cost New Depr. Cost																		
1 Story Siding Slab 1,308 Total: 124,930 81,200																		
Other Additions/Adjustments																		
Plumbing																		
Average Fixture(s) 1 1,120 728																		
3 Fixture Bath 1 3,525 2,291																		
Deck																		
Treated Wood 48 1,313 853																		
Treated Wood 899 8,855 5,756																		
Garages																		
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																		
Base Cost 572 18,739 12,180																		
Common Wall: 1 Wall 1 -2,038 -1,325																		
Water/Sewer																		
Public Sewer 1 1,134 737																		
Water Well, 50 Feet 1 2,038 1,325																		
Built-Ins																		
Appliance Allow. 1 2,099 1,364																		
Totals: 161,715 105,109																		
Notes:																		
ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 136,642																		

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status			
6170 W LAKEVIEW DR		School: LAKE CITY - 57020									
Owner's Name/Address		P.R.E. 0%		MAP #:							
LOT1 JAMES R 12264 TOWNLINE RD GRAND BLANC MI 48439		2019 Est TCV 188,763 TCV/TFA: 184.34									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS							
. SEC 12 T22N R8W LOT 16 BUENA VISTA PARK.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		GROUP A 2200/FF	49.00	100.00	1.0051	1.0000	2200	100	108,346
		Paved Road		49 Actual Front Feet, 0.11 Total Acres				Total Est. Land Value =		108,346	
		Storm Sewer									
		Sidewalk									
		Water									
		X	Sewer								
		X	Electric								
		X	Gas								
		Curb									
		X	Street Lights								
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X	Level								
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X	Waterfront								
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2019	54,200	40,200	94,400		66,542C	
		TPC 12/27/2017 INSPECTED			2018	59,100	37,700	96,800		64,983C	
		TPC 04/02/2012 INSPECTED			2017	59,100	35,200	94,300		63,647C	
					2016	54,100	33,700	87,800		63,080C	

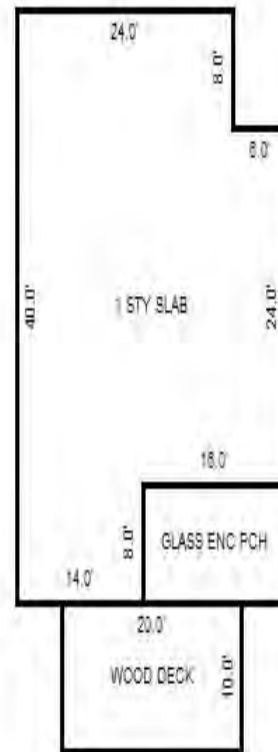


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 128 200	Type CGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame		(4) Interior Drywall Paneled	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling															
Building Style: 1S		Trim & Decoration																		
Yr Built 1938	Remodeled 0	Ex	X	Ord		Min	Size of Closets													
Condition: Average		Lg	X	Ord		Small	Doors													
Room List		(5) Floors		Central Air Wood Furnace																
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			100		Amps Service											
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures																
X	Wood/Shingle Aluminum/Vinyl Brick				Ex.	X	Ord.		Min	Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1024 SF Floor Area = 1024 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60				Cls CD		Blt 1938				
	Insulation			No. of Elec. Outlets			Many		X	Ave.		Few								
(2) Windows		(7) Excavation		(13) Plumbing			1		Average Fixture(s)											
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1024 S.F. Height to Joists: 0.0			1		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Stories Exterior Foundation 1 Story Siding Slab		Size 1,024		Cost New 88,520		Depr. Cost 53,113			
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1024 S.F. Height to Joists: 0.0			1		Average Fixture(s)		Plumbing									
X	Double Hung Horiz. Slide Casement	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Porches		CGEP (1 Story)		128		6,147		3,688	
X	Double Glass Patio Doors Storms & Screens			Recreation SF Living SF Walkout Doors No Floor SF			1		Average Fixture(s)		Deck		Treated Wood		200		3,062		1,837	
(3) Roof		(10) Floor Support		(14) Water/Sewer			1		Public Water		Water/Sewer		Public Sewer		1		1,006		604	
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:			1		Public Sewer		Deck		Treated Wood		200		3,062		1,837	
X	Asphalt Shingle			Recreation SF Living SF Walkout Doors No Floor SF			1		Water Well		Water/Sewer		Public Sewer		1		1,962		1,177	
Chimney: Brick				Recreation SF Living SF Walkout Doors No Floor SF			1		1000 Gal Septic		Built-Ins		Appliance Allow.		1		1,467		880	
				Recreation SF Living SF Walkout Doors No Floor SF			1		2000 Gal Septic		Notes:									
				Recreation SF Living SF Walkout Doors No Floor SF			1		Lump Sum Items:		ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:								80,417	
				Recreation SF Living SF Walkout Doors No Floor SF			1				Totals:		103,097						61,859	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KENNEDY GEORGIA JEAN	KENNEDY FAMILY LIVING TRU	0	07/28/2012	CD	CERTIFICATE OF DEATH	2012-02774 DC		0.0
KENNEDY JAMES D & GEORGIA	KENNEDY FAMILY LIVING TRU	0	10/27/2006	QC	Not Qualified	06-0/4142		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
------------------	--------------------------	---------	--------------------	------	--------	--------

6180 W LAKEVIEW DR	School: LAKE CITY - 57020					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
KENNEDY FAMILY LIVING TRUST JAMES D & GEORGIA J KENNEDY TTEE 13947 BYRON ROAD BYRON MI 48418	2019 Est TCV 153,478 TCV/TFA: 259.25

X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer X Electric X Gas X Curb X Street Lights X Standard Utilities X Underground Utils.		GROUP A 2200/FF	49.00	100.00	1.0051	1.0000	2200	100		108,346
		49 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =								108,346

Tax Description
. SEC 12 T22N R8W LOT 17 BUENA VISTA PARK.

Comments/Influences



Topography of Site
X Level Rolling Low High Landscaped Swamp Wooded Pond X Waterfront Ravine Wetland Flood Plain

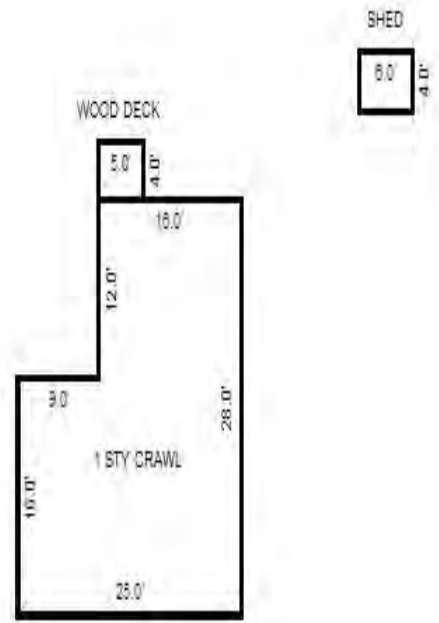
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	54,200	22,500	76,700			47,946C
2018	59,100	19,000	78,100			46,823C
2017	59,100	17,700	76,800			45,860C
2016	54,100	17,000	71,100			45,451C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family		Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story		Area	Type	Year Built:			
	Mobile Home		Insulation		Wood	Coal				Steam	Interior 2 Story				20	Treated Wood	Car Capacity:
	Town Home	0	Front Overhang	Forced Air w/o Ducts			2nd/Same Stack											Class:
Duplex	0	Other Overhang	Forced Air w/ Ducts			Garbage Disposal		Two Sided		Exterior:							
A-Frame			(4) Interior			Bath Heater		Exterior 1 Story		Exterior Ven.:							
X	Wood Frame		Drywall	X			X	Forced Hot Water		Exterior 2 Story		E.C.F.	X	1.300	Foundation:		
			Paneled		Plaster	Wood T&G		Electric Baseboard		Prefab 1 Story						Finished ?	
Building Style: 1S		Trim & Decoration						Unvented Hood						Storage Area:			
Yr Built	Remodeled	Ex	Ord		Min	Space Heater		Vented Hood						Roof:			
1938	1970	Size of Closets					Wall/Floor Furnace		Intercom						Mech. Doors:		
Condition: Average		Lg	Ord		Small	Forced Heat & Cool		Jacuzzi Tub						Area:			
Room List		Doors		Solid	X	H.C.	Heat Pump		Jacuzzi repl.Tub						% Good:		
	Basement	(5) Floors					No Heating/Cooling		Oven						Storage Area:		
	1st Floor	Kitchen:					Central Air		Microwave						Bsmnt Garage:		
	2nd Floor	Other:					Wood Furnace		Standard Range						Carport Area:		
	Bedrooms	Other:					(12) Electric		Self Clean Range						Roof:		
(1) Exterior		(6) Ceilings					60 Amps Service		Sauna								
X	Wood/Shingle	No./Qual. of Fixtures					Trash Compactor		Security System								
	Aluminum/Vinyl	Ex.	X	Ord.		Min	Central Vacuum										
	Brick						Security System										
Insulation		(7) Excavation					Security System										
(2) Windows		Basement: 0 S.F.					Security System										
X	Many	X	Large	Crawl: 592 S.F.			Security System										
	Avg. Few			Avg. Small	Slab: 0 S.F.			Security System									
X	Wood Sash	(8) Basement					Security System										
	Metal Sash	Conc. Block					Security System										
	Vinyl Sash	Poured Conc.					Security System										
	Double Hung	Stone					Security System										
X	Horiz. Slide	Treated Wood					Security System										
	Casement	Concrete Floor					Security System										
(3) Roof		(9) Basement Finish					Security System										
	Double Glass	Recreation SF					Security System										
	Patio Doors	Living SF					Security System										
	Storms & Screens	Walkout Doors					Security System										
		No Floor SF					Security System										
X	Gable	Gambrel	(10) Floor Support					Security System									
	Hip		Mansard	Joists:					Security System								
	Flat	Shed	Unsupported Len:					Security System									
X	Asphalt Shingle		Cntr.Sup:					Security System									
Chimney: Brick		Lump Sum Items:															
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Space Heater Ground Area = 592 SF Floor Area = 592 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas													Cls D		Blt 1938		
Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 592 Total: 52,431 31,459																	
Other Additions/Adjustments Plumbing Average Fixture(s) 1 778 467 Water/Sewer Public Sewer 1 892 535 Water Well, 50 Feet 1 1,895 1,137 Built-Ins Appliance Allow. 1 1,243 746 Deck Treated Wood 20 666 373 *													Totals: 57,905		34,717		
Notes: ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCY: 45,132																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TUBBS DONALD M ESTATE	FERRICK BRIAN & KARYN (H/	294,500	09/30/2005	WD	Multiple Improved	05-0/3946		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6186 W LAKEVIEW DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 209,481 TCV/TFA: 179.04					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
. SEC 12 T22N R8W LOT 18 BUENA VISTA PARK.	X		Dirt Road	50.00	100.00	1.0000	1.0000	2200	100	110,000	
			Gravel Road	50 Actual Front Feet, 0.12 Total Acres						Total Est. Land Value =	110,000

Comments/Influences	X Sewer	X Electric	X Gas	Curb	X Street Lights	Land Improvement Cost Estimates			
						Description	Rate	Size % Good	Cash Value
						Residential Local Cost Land Improvements			
						Description	Rate	Size % Good	Cash Value
						LAND IMPROVE 1000	1,000.00	1 95	950
						Total Estimated Land Improvements True Cash Value = 950			

Topography of Site	X Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	X Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value



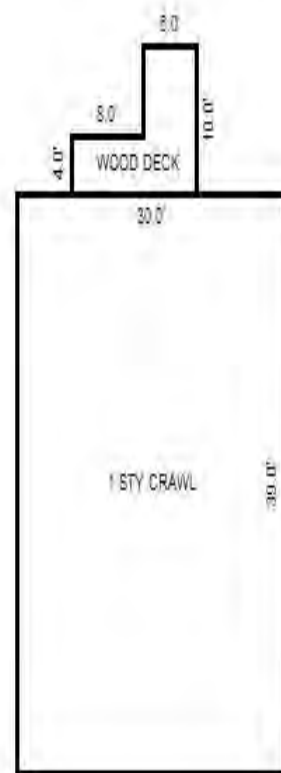
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2018	60,000	50,200	110,200			83,450C
TPC	04/02/2012	INSPECTED	2017	60,000	46,900	106,900			81,734C
			2016	55,000	44,900	99,900			81,005C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 92	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame		(4) Interior Drywall Paneled				Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							
Building Style: 1S		Trim & Decoration														
Yr Built 1939	Remodeled 1974	Ex	X	Ord			Min	Size of Closets								
Condition: Average		Lg	X	Ord			Small	Doors								
Room List		(5) Floors														
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:					(12) Electric									
							100 Amps Service									
		(6) Ceilings		No./Qual. of Fixtures												
(1) Exterior				Ex.			X			Ord.					Min	
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets												
		Insulation		Many			X			Ave.					Few	
(2) Windows		(7) Excavation		(13) Plumbing												
		Basement: 0 S.F. Crawl: 1170 S.F. Slab: 0 S.F. Height to Joists: 0.0		1			Average Fixture(s)									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		1			3 Fixture Bath									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish					(14) Water/Sewer									
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF					Public Water									
		Gambrel Mansard Shed					Public Sewer									
X	Asphalt Shingle	(10) Floor Support		1			Water Well									
		Joists: Unsupported Len: Cntr.Sup:					1000 Gal Septic 2000 Gal Septic									
Chimney: Stone							Lump Sum Items:									
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1170 SF Floor Area = 1170 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas										Cls CD		Blt 1939				
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Brick Crawl Space 1,170 Total: 111,927 67,156																
Other Additions/Adjustments																
Exterior																
Brick Veneer 240 2,880 1,728																
Plumbing																
Average Fixture(s)																
Deck																
Treated Wood 92 1,815 1,089																
Water/Sewer																
Public Sewer 1 1,006 604																
Water Well, 50 Feet 1 1,962 1,177																
Built-Ins																
Appliance Allow. 1 1,467 880																
Fireplaces																
Exterior 1 Story 1 4,331 2,599																
Totals: 126,321 75,793																
Notes:																
ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:												98,531				

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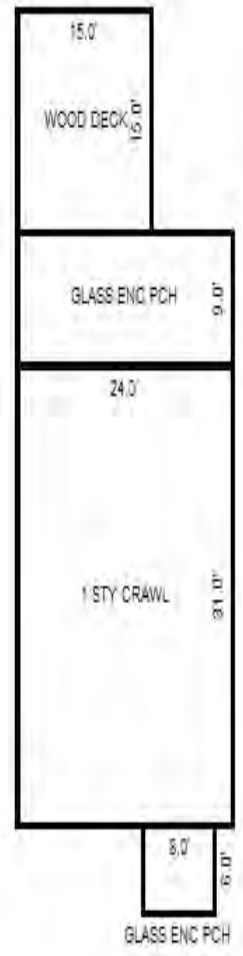
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status			
6190 W LAKEVIEW DR		School: LAKE CITY - 57020									
Owner's Name/Address		P.R.E. 0%		MAP #:							
SAGE BRUCE J & KAREN E 2594 DERBY BIRMINGHAM MI 48009		2019 Est TCV 177,670 TCV/TFA: 238.80									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS							
. SEC 12 T22N R8W LOT 19 BUENA VISTA PARK.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		GROUP A 2200/FF	50.00	100.00	1.0000	1.0000	2200	100	110,000
		Paved Road		50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =	110,000	
		Storm Sewer									
		Sidewalk									
		Water									
		X	Sewer								
		X	Electric								
		X	Gas								
			Curb								
		X	Street Lights								
			Standard Utilities								
			Underground Utils.								
		Topography of Site									
		X	Level								
			Rolling								
			Low								
			High								
			Landscaped								
			Swamp								
			Wooded								
			Pond								
		X	Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2019	55,000	33,800	88,800			58,627C
		TPC 12/27/2017	INSPECTED		2018	60,000	30,300	90,300			57,253C
		TPC 04/02/2012	INSPECTED		2017	60,000	28,200	88,200			56,076C
					2016	55,000	27,000	82,000			55,576C



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							216 48 225	CGEP (1 Story) CGEP (1 Story) Treated Wood		
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S			Class: D +5 Effec. Age: 40 Floor Area: 744 Total Base New : 86,771 Total Depr Cost: 52,054 Estimated T.C.V: 67,670			E.C.F. X 1.300		Cls D 5 Blt 1945	
Yr Built 1945	Remodeled 0	Ex	Ord	X	Min	(12) Electric			Ground Area = 744 SF Floor Area = 744 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60							
Condition: Average		Lg	Ord	X	Small	100 Amps Service			Building Areas							
Room List		Doors		Solid	X	H.C.	No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost						
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		No. of Elec. Outlets			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space 744 Total: 68,044 40,818						
(1) Exterior		(6) Ceilings		(13) Plumbing			Other Additions/Adjustments			Plumbing						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		(14) Water/Sewer			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches						
(2) Windows		(8) Basement		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 1 778 467			CGEP (1 Story) CGEP (1 Story)						
X	Many Avg. Few	X	Large Avg. Small	Lump Sum Items:			Average Fixture(s) 1 778 467			Deck						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 1 778 467			Water/Sewer						
(3) Roof		(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 1 778 467			Water Well, 50 Feet						
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 1 778 467			Built-Ins						
X	Asphalt Shingle	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 1 778 467			Appliance Allow.						
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 1 778 467			Notes:						
				Lump Sum Items:			Average Fixture(s) 1 778 467			ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 67,670						



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BORLE LETA LE	BORLE KEITH D & CURTIS A	0	10/26/2010	WD	FAMILY SALE	2010-5049WD	PTA	100.0
BORLE HOMER	BORLE LETA LE	0	07/10/2010	WD	FAMILY SALE	2010-3418WD	PTA	0.0
ENGEL ALBERT J & BETHA M	BORLE HOMER & LETA	0	11/30/1944	WD	Not Qualified	2008/3571		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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6198 W LAKEVIEW DR	School: LAKE CITY - 57020					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
BORLE KEITH D & CURTIS A 8216 VINCENT RD CROSWELL MI 48422	2019 Est TCV 189,018 TCV/TFA: 259.64

X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
			* Factors *
	Public Improvements		Description Frontage Depth Front Depth Rate %Adj. Reason Value

Tax Description	X	Dirt Road	GROUP A 2200/FF 50.00 100.00 1.0000 1.0000 2200 100 110,000
. SEC 12 T22N R8W LOT 20 BUENA VISTA PARK.	X	Gravel Road	50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 110,000

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates
2 FV SHEDS	X	Paved Road	Description Rate Size % Good Cash Value

	X	Storm Sewer	Wood Frame 26.48 40 66 699
	X	Sidewalk	Metal Prefab 12.09 96 66 766
	X	Water	Total Estimated Land Improvements True Cash Value = 1,465

X	Topography of Site
X	Level
X	Rolling
X	Low
X	High
X	Landscaped
X	Swamp
X	Wooded
X	Pond
X	Waterfront
X	Ravine
X	Wetland
X	Flood Plain



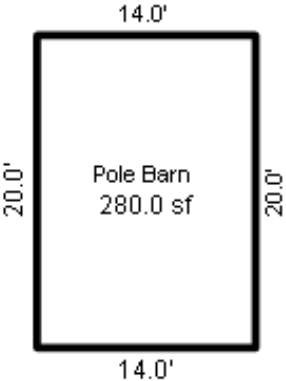
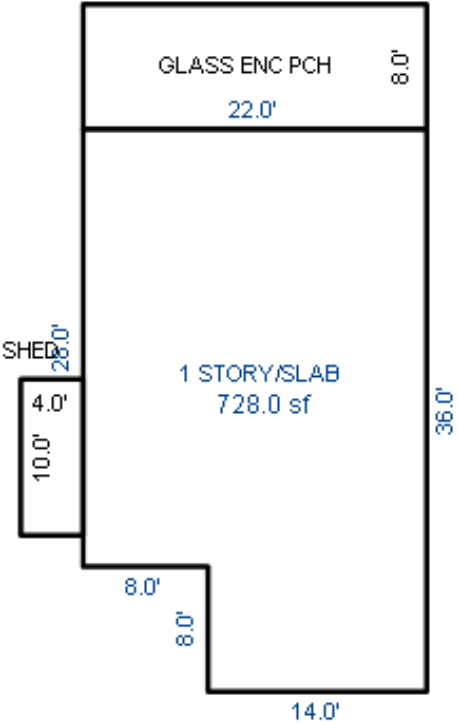
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	55,000	39,500	94,500			83,270C
2018	60,000	39,900	99,900			81,319C
2017	60,000	37,300	97,300			79,647C
2016	55,000	35,700	90,700			78,937C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 176	Type CGEP (1 Story)	Year Built: 1985 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 280 % Good: 76 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		(4) Interior Drywall X Paneled		Plaster Wood T&G			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						
Building Style: 1S		Trim & Decoration													
Yr Built 1947	Remodeled 0	Ex	Ord	X	Min	Size of Closets									
Condition: Average		Lg	Ord	X	Small	Doors									
Room List		(5) Floors					Central Air Wood Furnace								
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:					(12) Electric 60 Amps Service								
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S					Cls CD		Blt 1947	
X	Wood/Shingle Aluminum/Vinyl Brick			Ex. Ord. X Min			(11) Heating System: Space Heater								
Insulation				No. of Elec. Outlets			Ground Area = 728 SF Floor Area = 728 SF.								
(2) Windows				Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65								
X	Many Avg. Few	X	Large Avg. Small	(7) Excavation			Building Areas								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Basement: 0 S.F. Crawl: 0 S.F. Slab: 728 S.F. Height to Joists: 0.0		(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost								
X	Double Glass Patio Doors Storms & Screens	(8) Basement		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Slab 728								
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			Other Additions/Adjustments								
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing								
X	Asphalt Shingle	(9) Basement Finish		Lump Sum Items:			Average Fixture(s) 2 Fixture Bath								
Chimney: Block		(10) Floor Support					Porches								
		Joists: Unsupported Len: Cntr.Sup:					CGEP (1 Story)								
							Garages								
							Class: CD Exterior: Pole (Unfinished)								
							Base Cost								
							Water/Sewer								
							Public Sewer								
							Water Well, 50 Feet								
							Built-Ins								
							Appliance Allow.								
							Fireplaces								
							Exterior 1 Story								
							Notes:								
							ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:							77,553	
							Totals:							90,594 59,656	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KAUFMAN ELLEN M TTEE	VENEMA DOUGLAS & DIANE	325,000	01/04/2014	WD	WARRANTY DEED	2014-00055 WD	PTA	100.0
KAUFMAN KENNETH P & ELLEN	KAUFMAN ELLEN M TTEE	0	02/23/2009	WD	Not Qualified	2009/769		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6220 W LAKEVIEW DR			New House	10/24/2005	20050375	Complete

Owner's Name/Address	MAP #:
VENEMA DOUGLAS & DIANE 3024 40TH AVE HUDSONVILLE MI 49426	2019 Est TCV 358,854 TCV/TFA: 206.71

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
. SEC 12 T22N R8W LOT 21 BUENA VISTA PARK.			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X Dirt Road	GROUP A	2200	FF	50.00	100.00	1.0000	1.0000	2200	100	110,000
X Gravel Road	50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 110,000									

Comments/Influences	X Sewer	X Electric	X Gas	X Curb	X Street Lights	Standard Utilities	Underground Utils.

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
X	Residential Local Cost Land Improvements				
X	Electric	2,500.00	1	95	2,375
X	Gas				
X	Curb				
X	Street Lights				
	Standard Utilities				
	Underground Utils.				
	Total Estimated Land Improvements True Cash Value = 2,375				

Topography of Site	X Level	X Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	X Waterfront	Ravine	Wetland	Flood Plain



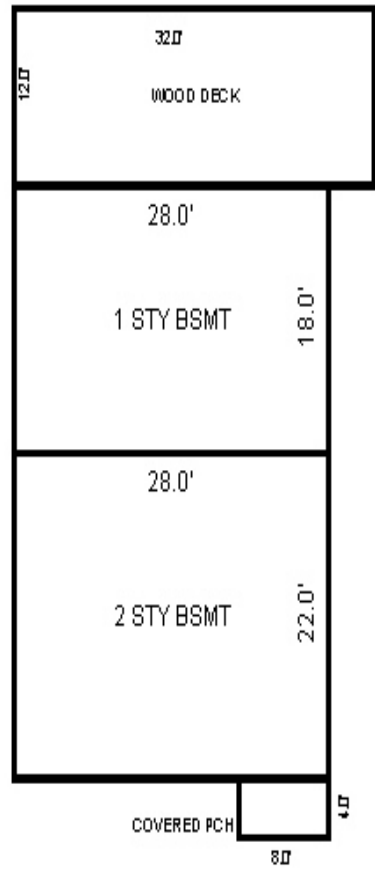
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	55,000	124,400	179,400			158,075C
2018	60,000	117,000	177,000			154,371C
2017	60,000	109,300	169,300			151,196C
2016	55,000	100,900	155,900			149,848C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 32 384	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Central Air Wood Furnace			E.C.F. X 1.300		Bsmnt Garage:		
Building Style: 1.5S		Trim & Decoration		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.5S			Cls C 5 Blt 2005						
Yr Built 2005	Remodeled 0	Ex	X Ord		Min	No./Qual. of Fixtures			Clas C 5 Bldg 2005							
Condition: Average		Lg	X Ord		Small	No. of Elec. Outlets			Ground Area = 1120 SF Floor Area = 1736 SF.							
Room List		Size of Closets		0 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95			Building Areas						
Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchen:	Other:	Other:			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost						
(1) Exterior		X Drywall		Ex. X Ord. Min			Average Fixture(s)			1 Story Siding Basement 504						
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Many X Ave. Few			3 Fixture Bath			2 Story Siding Basement 616						
Insulation		Basement: 1120 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total: 176,886 168,038						
(2) Windows		X Many Avg. Few X Large Avg. Small		8 Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			(14) Water/Sewer			Other Additions/Adjustments						
X	Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide X Casement X Double Glass X Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF 1 Walkout Doors No Floor SF			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Basement, Outside Entrance, Below Grade 1 1,942 1,845						
(3) Roof		X Gable Hip Flat X Gambrel Mansard Shed		(10) Floor Support			Plumbing			Average Fixture(s)						
X	Asphalt Shingle	Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:			3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches						
				Lump Sum Items:			Porches			WCP (1 Story) 32 1,778 1,707 *						
							Deck			Treated Wood 384 4,823 4,630 *						
							Water/Sewer			Public Sewer 1 1,134 1,077						
							Built-Ins			Water Well, 50 Feet 1 2,038 1,936						
							Appliance Allow.			1 2,099 1,994						
							Unit-in-Place Cost Items			BOAT HOUSE (BY SQ FT) 160 642 610						
							Notes:			Totals: 199,513 189,599						
							ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCY:			246,479						

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MILLER JEFFERY	MILLER RACHELLE	0	05/04/2018	QC	DIVORCE JUDGEMENT	2018-02693		0.0
MILLER JEFFERY Q & RACHEL	MILLER JEFFERY Q & RACHEL	0	01/10/2014	QC	QUIT CLAIM	2015-00052		0.0
TREVORROW NANCY &	MILLER JEFFERY & RACHELLE	176,200	10/26/2012	WD	WARRANTY DEED	2012-03454	PTA	100.0
SNYDER GRETA TTEE (FKA MC	SNYDER (LE) ETALS JT*	0	04/14/2009	QC	Not Qualified	2009/1871		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6226 W LAKEVIEW DR						
	School: LAKE CITY - 57020					
	P.R.E. 100% 01/12/2015					

Owner's Name/Address	MAP #:	2019 Est TC	2019 Est TCV/TFA:
MILLER RACHELLE 6226 W LAKEVIEW DR LAKE CITY MI 49651		197,133	315.92

Tax Description	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS				
. SEC 12 T22N R8W LOT 22 BUENA VISTA PARK.	X		* Factors *				
Comments/Influences			Description	Frontage	Depth	Rate %Adj. Reason	Value
10 FT ADDED TO LOT FF FOR 97			GROUP A 2200/FF	50.00	100.00	1.0000 1.0000	2200 100
			50 Actual Front Feet, 0.12 Total Acres				Total Est. Land Value = 110,000

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
	D/W/P: 3.5 Concrete	4.68	144	71	479
	Total Estimated Land Improvements True Cash Value =				479



Topography of Site	Level
X Rolling	
Low	
High	
Landscaped	
Swamp	
Wooded	
Pond	
X Waterfront	
Ravine	
Wetland	
Flood Plain	

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	55,000	43,600	98,600			90,869C
2018	60,000	43,900	103,900			88,740C
2017	60,000	41,000	101,000			86,915C
2016	55,000	39,200	94,200			86,140C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1973 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X Drywall X Paneled	Plaster Wood T&G	X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: CD Effec. Age: 40 Floor Area: 624 Total Base New : 111,094 Total Depr Cost: 66,657 Estimated T.C.V: 86,654		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Trim & Decoration					Central Air Wood Furnace		Total Base New : 111,094 Total Depr Cost: 66,657 Estimated T.C.V: 86,654		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1957	Remodeled 0	Ex	X Ord	Min				Central Air Wood Furnace		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:			
Condition: Average		Lg	X Ord	Small				Central Air Wood Furnace		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:			
Room List		(5) Floors					Central Air Wood Furnace		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:				
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:					(12) Electric 200 Amps Service		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:				
(1) Exterior		(6) Ceilings					No./Qual. of Fixtures Ex. X Ord. Min		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X Drywall						No. of Elec. Outlets Many X Ave. Few		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:			
(2) Windows		(7) Excavation					(13) Plumbing		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:				
X	Many Avg. X Large Avg. Small	Basement: 624 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0					1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement					(14) Water/Sewer		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:				
X	Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor				1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:				
(3) Roof		(9) Basement Finish					Lump Sum Items:		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:				
X	Gable Hip Flat	624 1		Recreation SF Living SF Walkout Doors No Floor SF				Notes: ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 86,654		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:			
X	Asphalt Shingle	(10) Floor Support							E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:				
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:							E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:				

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HAMILTON R LYNN & LOIS &	LINE ROBERT S & BARBARA C	150,000	08/06/2014	WD	WARRANTY DEED	2014-03153	PTA	100.0
HAMILTON R LYNN & LOIS (H	HAMILTON R LYNN & LOIS ET	40,000	01/03/2006	QC	Not Qualified	06-0/486		20.0
HAMILTON R LYNN & LOIS (	HAMILTON R LYNN & LOIS ET	40,000	12/28/2005	QC	Not Qualified	06-0/485		20.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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6230 W LAKEVIEW DR	School: LAKE CITY - 57020					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
LINE ROBERT S & BARBARA C 5111 PARKVIEW DR CLARKSTON MI 48346	2019 Est TCV 189,144 TCV/TFA: 213.00

X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	GROUP A 2200/FF	50.00	100.00	1.0000	1.0000	2200	100		110,000
	50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 110,000

Tax Description	X	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
. SEC 12 T22N R8W LOT 23 BUENA VISTA PARK.	X		Dirt Road				
	X		Gravel Road				
	X		Paved Road				
	X		Storm Sewer				
	X		Sidewalk				
	X		Water				
	X		Sewer	4.68	100	0	0
	X		Electric				
	X		Gas				
	X		Curb				
	X		Street Lights				
			Standard Utilities				
			Underground Utils.				

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
	X	D/W/P: 3.5 Concrete	4.68	100	0	0
	X	Residential Local Cost Land Improvements				
	X	LAND IMPROVE 1000	1,000.00	1	95	950
		Total Estimated Land Improvements True Cash Value =				950

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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	X	Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
	X	Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

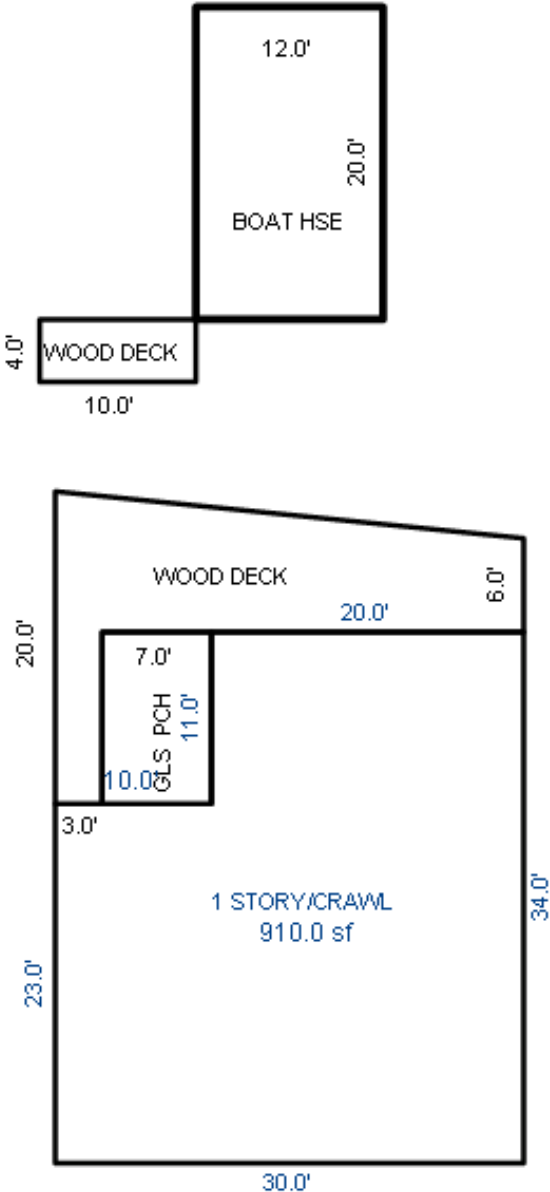
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	55,000	39,600	94,600			84,539C
		TPC 12/27/2017 INSPECTED	2018	60,000	35,200	95,200			82,558C
		TPC 04/02/2012 INSPECTED	2017	60,000	32,800	92,800			80,860C
			2016	55,000	31,500	86,500			80,139C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: BH Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 240 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame		(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					1		77 280 40	CGEP (1 Story) Treated Wood Treated Wood				
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S							Cls CD Blt 1957			
Yr Built 1957	Remodeled 0	Ex	X Ord	Min	(12) Electric			Ground Area = 888 SF Floor Area = 888 SF.									
Condition: Average		Lg	Ord	X Small	100 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55									
Room List		Doors		Solid	X	H.C.	No./Qual. of Fixtures										
Basement 1st Floor 2nd Floor 2 Bedrooms		Kitchen: Other: Other:		No. of Elec. Outlets			Building Areas										
(1) Exterior		(5) Floors		Ex. X Ord. Min			Plumbing										
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Many X Ave. Few			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
Insulation		Basement: 0 S.F. Crawl: 888 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Other Additions/Adjustments										
(2) Windows		(8) Basement		(14) Water/Sewer			Plumbing										
X	Many Avg. X Few	Large Avg. X Small		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 1 933 513										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:			Porches										
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			CGEP (1 Story)										
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Deck										
X	Gable Hip Flat	Gambrel Mansard Shed		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages										
X	Asphalt Shingle	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)										
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Base Cost										
				Lump Sum Items:			Water/Sewer										
				Lump Sum Items:			Public Sewer										
				Lump Sum Items:			Water Well, 50 Feet										
				Lump Sum Items:			Built-Ins										
				Lump Sum Items:			Appliance Allow.										
				Lump Sum Items:			Fireplaces										
				Lump Sum Items:			Exterior 1 Story										
				Lump Sum Items:			Notes:										
				Lump Sum Items:			ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:										
				Lump Sum Items:			Totals:										
				Lump Sum Items:			80,727 44,399										
				Lump Sum Items:			933 513										
				Lump Sum Items:			4,277 2,352										
				Lump Sum Items:			3,833 2,108										
				Lump Sum Items:			1,186 652										
				Lump Sum Items:			9,643 5,304										
				Lump Sum Items:			1,006 553										
				Lump Sum Items:			1,962 1,079										
				Lump Sum Items:			1,467 807										
				Lump Sum Items:			4,331 2,382										
				Lump Sum Items:			109,365 60,149										
				Lump Sum Items:			78,194										

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HAWKINS CHARLES M & PATRI	WHIPPLE AARON D & SUSAN R	203,000	08/30/2018	WD	LAND CONTRACT	2018-02896		0.0
HAWKINS CHARLES M & PATRI	WHIPPLE AARON D & SUSAN R	203,000	06/01/2017	LC	Arms Length	2017-02209	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
------------------	--------------------------	---------	--------------------	------	--------	--------

6240 W LAKEVIEW DR	School: LAKE CITY - 57020					
	P.R.E. 100% 07/31/2017					

Owner's Name/Address	MAP #:
WHIPPLE AARON D & SUSAN RAE 6240 W LAKEVIEW DR LAKE CITY MI 49651	2019 Est TCV 190,081 TCV/TFA: 255.49

X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer X Electric X Gas X Curb X Street Lights X Standard Utilities X Underground Utils.	GROUP A 2200/FF		50.00	100.00	1.0000	1.0000	2200	100		110,000
	50 Actual Front Feet, 0.12 Total Acres						Total Est. Land Value =			110,000

Tax Description	Comments/Influences
. SEC 12 T22N R8W LOT 24 BUENA VISTA PARK.	



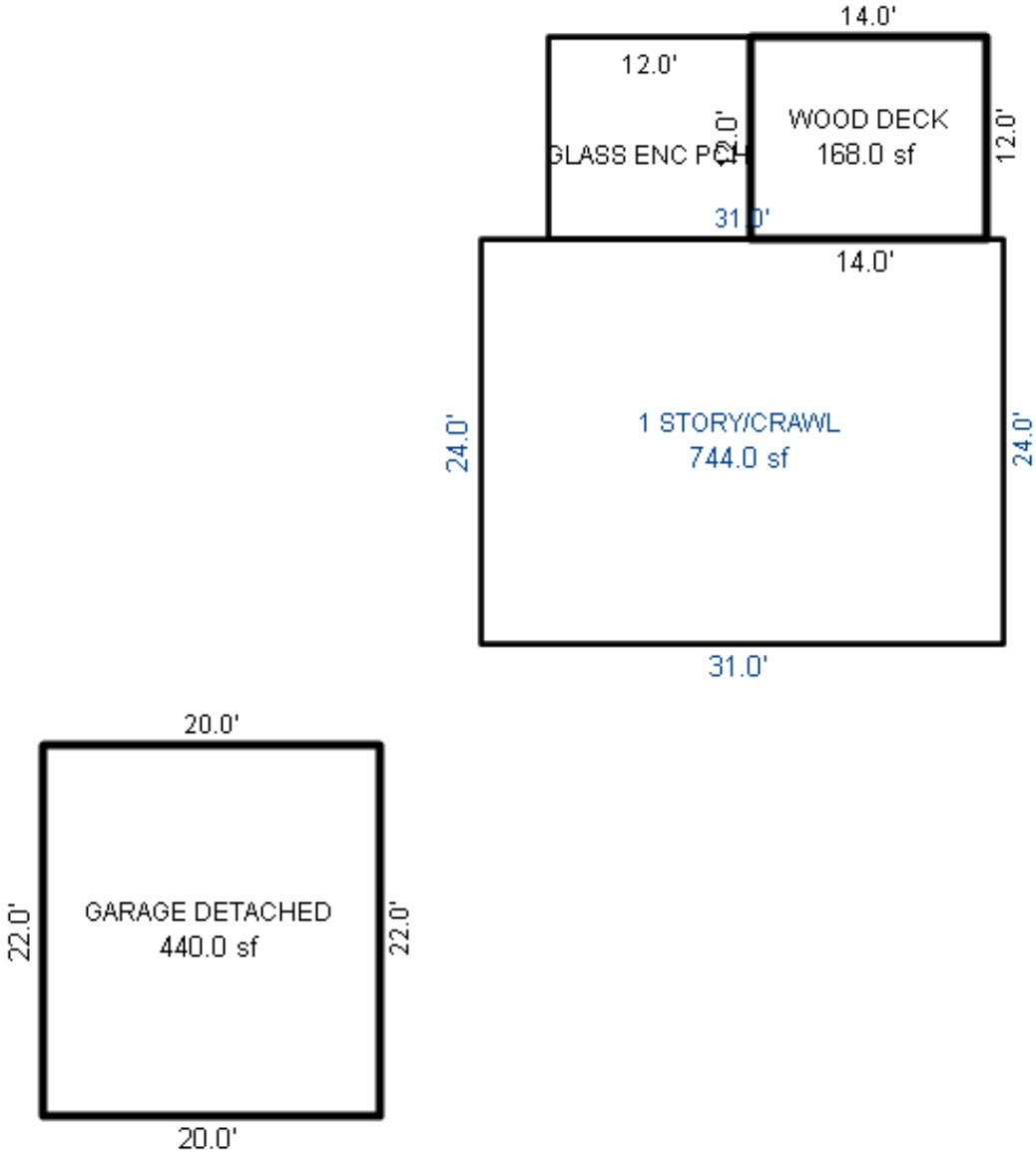
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	55,000	40,000	95,000			95,000S
TPC 05/06/2018	INSPECTED		2018	60,000	40,100	100,100			100,100S
TPC 12/27/2017	INSPECTED		2017	60,000	37,400	97,400		97,400W	65,473C
TPC 04/02/2012	INSPECTED		2016	55,000	35,800	90,800			64,889C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 144 168	Type CGEP (1 Story) Treated Wood	Year Built: 1970 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		(4) Interior Drywall X Paneled	X	Plaster Wood T&G											
Building Style: 1S		Trim & Decoration														
Yr Built 1957	Remodeled 1970	Ex	X Ord		Min	Size of Closets										
Condition: Average		Lg		Ord	X Small	Doors			Solid	X H.C.						
Room List		(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			100 Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S					Cls CD		Blt 1957		
X	Wood/Shingle Aluminum/Vinyl Brick	X	Tile	Ex.	X Ord.		Min	No. of Elec. Outlets								
	Insulation	(7) Excavation		Many			X Ave.		Few	(13) Plumbing						
(2) Windows		Basement: 0 S.F. Crawl: 744 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			100 Amps Service									
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		(14) Water/Sewer										
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:									
(3) Roof		(9) Basement Finish														
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors No Floor SF													
X	Asphalt Shingle	(10) Floor Support														
	Chimney: Block	Joists: Unsupported Len: Cntr.Sup:														
Notes:										ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:		80,081				

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status					
6260 W LAKEVIEW DR		School: LAKE CITY - 57020											
Owner's Name/Address		P.R.E. 0%		MAP #:									
VANKUREN ROBIN M 7504 SOUTHWICK DRIVE DAVISON MI 48423		2019 Est TCV 213,130 TCV/TFA: 185.01											
Taxpayer's Name/Address		X Improved		Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
VANKUREN ROBIN M 7504 SOUTHWICK DRIVE DAVISON MI 48423		X		Public Improvements	* Factors *								
Tax Description		X		Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 12 T22N R8W LOT 25 BUENA VISTA PARK.		X		Gravel Road	GROUP A 2200/FF	50.00	100.00	1.0000	1.0000	2200	100		110,000
Comments/Influences		X		Paved Road	50 Actual Front Feet, 0.12 Total Acres				Total Est. Land Value =	110,000			
		X		Storm Sewer	Land Improvement Cost Estimates								
		X		Sidewalk	Description	Rate	Size	% Good	Cash Value				
		X		Water	D/W/P: 3.5 Concrete	4.39	672	71	2,094				
		X		Sewer	Wood Frame	19.43	80	45	699				
		X		Electric	Total Estimated Land Improvements True Cash Value =				2,793				
		X		Gas									
		X		Curb									
		X		Street Lights									
		X		Standard Utilities									
		X		Underground Utils.									
				Topography of Site									
				Level									
				Rolling									
				Low									
				High									
				Landscaped									
				Swamp									
				Wooded									
				Pond									
				Waterfront									
				Ravine									
				Wetland									
				Flood Plain									
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
				Who	When	What	2019	55,000	51,600	106,600			70,017C
				TPC 12/27/2017	INSPECTED		2018	60,000	43,300	103,300			68,376C
				TPC 04/02/2012	INSPECTED		2017	60,000	40,500	100,500			66,970C
							2016	55,000	38,800	93,800			66,373C

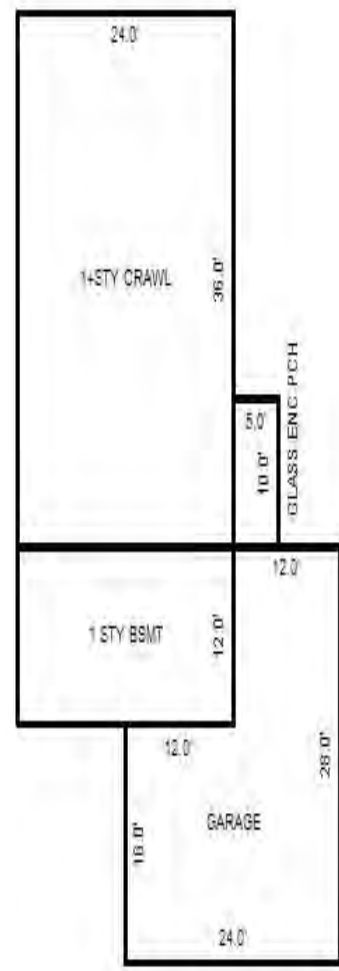


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																												
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 50	Type CGEP (1 Story)	Year Built: 1983 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																										
X	Wood Frame		Drywall X Paneled		Plaster Wood T&G																																																																																					
Building Style: 1+S		Trim & Decoration																																																																																								
Yr Built 1935	Remodeled 1975	Ex	Ord	X	Min	Size of Closets																																																																																				
Condition: Average		Lg	Ord	X	Small	Doors			Solid	X	H.C.																																																																															
Room List		(5) Floors		Central Air Wood Furnace																																																																																						
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(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1+S							Cls D 5 Blt 1935																																																																												
X	Wood/Shingle Aluminum/Vinyl Brick			Ex.	Ord.	X	Min	No. of Elec. Outlets																																																																																		
	Insulation			Many	X	Ave.	Few	(13) Plumbing																																																																																		
(2) Windows		(7) Excavation		Basement: 288 S.F. Crawl: 864 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																			
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	(14) Water/Sewer			Lump Sum Items:																																																																																			
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*** Information herein deemed reliable but not guaranteed***



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COOK NEIL D & JOYCE T	OLIVER CHRISTOPHER & DAWN	240,000	08/26/2016	WD	Arms Length	2016-02809	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6270 W LAKEVIEW DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
OLIVER CHRISTOPHER & DAWN 3646 ATWATER HILLS COURT GRAND RAPIDS MI 49525	MAP #:					
	2019 Est TCV 229,155 TCV/TFA: 163.68					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS			
			Description	Frontage	Depth	Value
. SEC 12 T22N R8W LOT 26 BUENA VISTA PARK.	X		GROUP A 2200/FF	53.00	100.00	114,914
Comments/Influences			53 Actual Front Feet, 0.12 Total Acres			114,914

Comments/Influences	X	Public Improvements	* Factors *			
			Description	Rate	Size % Good	Cash Value
	X	Dirt Road	Fencing: Wd, Picket, 12-24	13.09	24 0	0
	X	Gravel Road	D/W/P: 3.5 Concrete	4.68	574 0	0
	X	Paved Road	Metal Prefab	9.92	240 75	1,786
	X	Storm Sewer	Residential Local Cost Land Improvements			
	X	Sidewalk	Description	Rate	Size % Good	Cash Value
	X	Water	LAND IMPROVE 1000	1,000.00	1 95	950
	X	Sewer	Total Estimated Land Improvements True Cash Value =			2,736
	X	Electric				
	X	Gas				
	X	Curb				
	X	Street Lights				
		Standard Utilities				
		Underground Utils.				



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2019	57,500	57,100	114,600			105,700C
X Rolling	2018	62,700	41,000	103,700			103,223C
X Low	2017	62,700	38,400	101,100			101,100S
X High	2016	57,600	36,800	94,400			68,184C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							

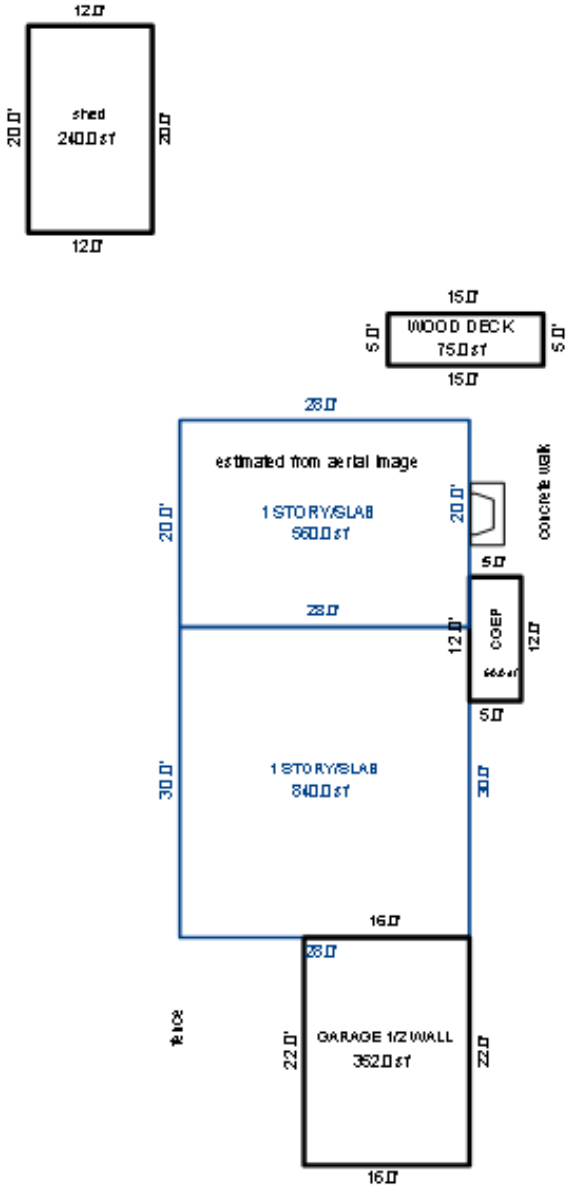
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	07/21/2018	INSPECTED	2018	62,700	41,000	103,700			103,223C
TPC	12/27/2017	INSPECTED	2017	62,700	38,400	101,100			101,100S
TPC	04/02/2012	INSPECTED	2016	57,600	36,800	94,400			68,184C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 60 75	Type CGEP (1 Story) Treated Wood	Year Built: 1953 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 352 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G												
Building Style: 1+S		Trim & Decoration															
Yr Built 1953	Remodeled 1976	Ex	X	Ord		Min	Size of Closets										
Condition: Average		Lg	X	Ord		Small	Doors		X	Ord		H.C.					
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric		100		Amps Service						
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No./Qual. of Fixtures		Ex.		X	Ord.		Min			
(1) Exterior		X	Drywall					No. of Elec. Outlets		Many	X	Ave.		Few			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		(13) Plumbing			Average Fixture(s)		1		Average Fixture(s)		1				
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1400 S.F. Height to Joists: 0.0		1			3 Fixture Bath		1		2 Fixture Bath		Softener, Auto				
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		Softener, Manual			Solar Water Heat		Porches		CGEP (1 Story)				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1			No Plumbing		Extra Toilet		Deck		Treated Wood				
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			1			Separate Shower		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
(3) Roof		(10) Floor Support		1			Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan		Base Cost Common Wall: 1 Wall		
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		1			Public Water		Public Sewer		Water Well		1000 Gal Septic 2000 Gal Septic		Water/Sewer Public Sewer Water Well, 50 Feet	
X	Asphalt Shingle	Lump Sum Items:													Built-Ins Appliance Allow. Fireplaces Exterior 1 Story		
Chimney: Block															Notes: ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCY: 111,505		
Cost Est. for Res. Bldg: 1 Single Family 1+S											Cls CD		Blt 1953				
(11) Heating System: Forced Air w/ Ducts											Ground Area = 1400 SF		Floor Area = 1400 SF.				
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60											Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
1 Story Siding Slab 1,400											Total:		115,782 69,467				
Other Additions/Adjustments											Plumbing		Average Fixture(s) 1 933 560				
2 Fixture Bath											1		1,970 1,182				
Porches											60		3,607 2,164				
Deck											75		1,614 968				
Garages											352		12,193 7,316				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)											1		-1,906 -1,144				
Water/Sewer											1		1,006 604				
Public Sewer											1		1,962 1,177				
Water Well, 50 Feet											1		1,467 880				
Built-Ins											1		4,331 2,599				
Appliance Allow.											1		85,773				
Fireplaces											1		111,505				
Exterior 1 Story											Totals:		142,959 85,773				

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TOWER BETTY A & TOWER KEL	HERRON SCOTT	195,000	12/01/2017	WD	Arms Length	2017-03837	PTA	100.0
TOWER WALTER B & HELLEN	TOWER HELLEN D &	0	11/08/2004	QC	RELATED PARTY	2017-02224	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
------------------	--------------------------	---------	--------------------	------	--------	--------

6280 W LAKEVIEW DR	School: LAKE CITY - 57020					
	P.R.E. 100% 12/01/2017					

Owner's Name/Address	MAP #:
HERRON SCOTT 6280 W LAKEVIEW DR LAKE CITY MI 49651	2019 Est TCV 191,020 TCV/TFA: 192.56

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS			
			Description	Frontage	Depth	Value
. SEC 12 T22N R8W LOT 27 BUENA VISTA PARK.	X		* Factors *			
			GROUP A 2200/FF	53.00	100.00	114,914

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X	Dirt Road	D/W/P: Patio Blocks	9.94	19 50	94
		Gravel Road	Metal Prefab	10.20	96 25	245
		Paved Road	Total Estimated Land Improvements True Cash Value = 339			
		Storm Sewer				
		Sidewalk				
		Water				
		Sewer				
		Electric				
		Gas				
		Curb				

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			Rolling	2019	57,500	38,000	95,500			94,412C

	X	Low	2018	62,700	29,500	92,200			92,200S
		High	2017	62,700	26,300	89,000			59,161C
		Landscaped	2017	62,700	26,300	89,000			59,161C
		Swamp	2016	57,600	25,300	82,900			58,634C

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	07/23/2018	INSPECTED	2018	62,700	29,500	92,200			92,200S
TPC	12/27/2017	INSPECTED	2017	62,700	26,300	89,000			59,161C
TPC	07/31/2017	INSPECTED	2016	57,600	25,300	82,900			58,634C

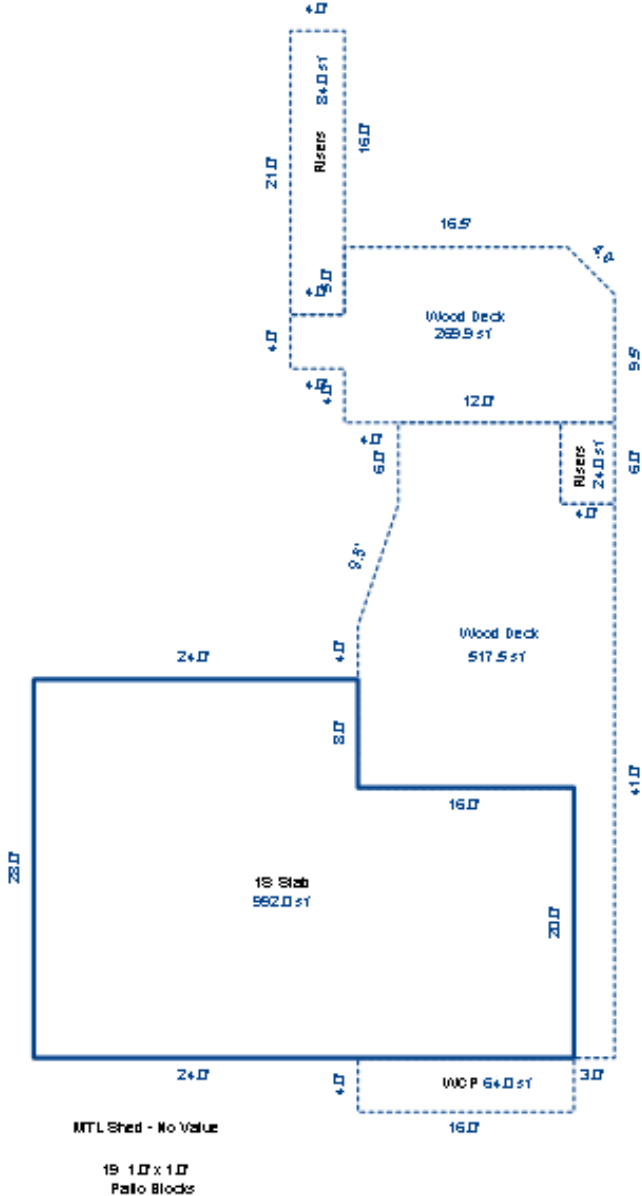


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 64 894	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																																																							
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																																																																																																																
Building Style: 1S		Trim & Decoration																																																																																																																			
Yr Built 1947	Remodeled 1988	Ex	Ord	X	Min																																																																																																																
Condition: Average		Lg	X	Ord	Small																																																																																																																
Room List		(5) Floors																																																																																																																			
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:					(12) Electric																																																																																																														
		100 Amps Service																																																																																																																			
		(6) Ceilings																																																																																																																			
(1) Exterior		No./Qual. of Fixtures																																																																																																																			
X	Wood/Shingle Aluminum/Vinyl Brick	Ex.	X	Ord.	Min																																																																																																																
		No. of Elec. Outlets																																																																																																																			
		Many	X	Ave.	Few																																																																																																																
		(7) Excavation																																																																																																																			
		Basement: 0 S.F. Crawl: 0 S.F. Slab: 992 S.F. Height to Joists: 0.0																																																																																																																			
		(8) Basement																																																																																																																			
X	Wood Sash	Conc. Block																																																																																																																			
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X	Vinyl Sash	Stone																																																																																																																			
X	Double Hung	Treated Wood																																																																																																																			
X	Horiz. Slide	Concrete Floor																																																																																																																			
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X	Double Glass	Recreation	SF																																																																																																																		
X	Patio Doors	Living	SF																																																																																																																		
X	Storms & Screens	Walkout Doors	SF																																																																																																																		
		(10) Floor Support																																																																																																																			
X	Gable	Public Water																																																																																																																			
X	Hip	Public Sewer																																																																																																																			
X	Flat	Water Well																																																																																																																			
X	Asphalt Shingle	1000 Gal Septic																																																																																																																			
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Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																																																
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Notes: ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCv:												75,767																																																																																																									

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRANDT GREGORY A & JEANEN	BRANDT GREGORY A & JEANEN	0	08/28/2009	QC	Not Qualified	2009/2962		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6290 W LAKEVIEW DR			Reroof	01/20/2006	20060009	Complete
	P.R.E. 0%		Deck/Porch	05/10/2005	20050108	Complete
Owner's Name/Address	MAP #:					
BRANDT GREGORY A & JEANENE S TTEE BRANDT GREGORY A & JEANENE S TRUST 521 S HOUGHTON STREET LAKE CITY MI 49651	2019 Est TCV 223,196 TCV/TFA: 229.86					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
. SEC 12 T22N R8W LOT 28 BUENA VISTA PARK.	X		GROUP A 2200/FF	53.00	100.00	0.9855	1.0000	2200	100	114,914
Comments/Influences			53 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 114,914							

Comments/Influences	X Sewer	X Electric	X Gas	X Curb	X Street Lights	Standard Utilities	Underground Utils.	Land Improvement Cost Estimates				
								Description	Rate	Size	% Good	Cash Value
								D/W/P: 3.5 Concrete	5.00	624	71	2,215
								Total Estimated Land Improvements True Cash Value = 2,215				

Topography of Site	X Level	X Rolling	X Low	X High	X Landscaped	X Swamp	X Wooded	X Pond	X Waterfront	X Ravine	X Wetland	X Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value



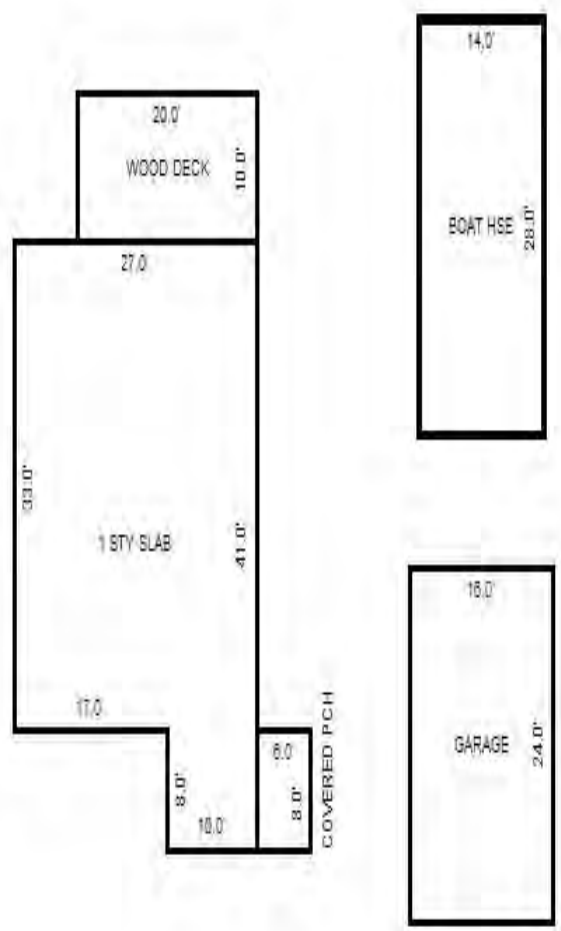
Who	When	What	2019	57,500	54,100	111,600			72,115C
	TPC 12/27/2017	INSPECTED	2018	62,700	51,400	114,100			70,425C
	TPC 04/02/2012	INSPECTED	2017	62,700	48,100	110,800			68,977C
			2016	57,600	46,100	103,700			68,362C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 48 200	Type CCP (1 Story) Treated Wood	Year Built: 1965 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 384 % Good: 0 Storage Area: 0 No Conc. Floor: 0																
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																											
Building Style: 1S		Trim & Decoration																														
Yr Built 1965	Remodeled 0	Ex	X	Ord		Min	Size of Closets																									
Condition: Average		Lg	X	Ord		Small	Doors		X	Ord		H.C.																				
Room List		(5) Floors																														
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:					(12) Electric																									
		100		Amps Service																												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures																												
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	Ex.	X	Ord.		Min	No. of Elec. Outlets																									
		Many	X	Ave.		Few	(13) Plumbing																									
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 971 S.F. Height to Joists: 0.0																												
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																														
X	Horiz. Slide Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF																												
(3) Roof		(10) Floor Support		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																												
X	Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:																												
X	Asphalt Shingle Metal																															
Chimney: Metal																																
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 971 SF Floor Area = 971 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>971</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>95,684</td> <td>57,410</td> </tr> </tbody> </table>											Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	971			Total:				95,684	57,410	E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																											
1 Story	Siding	Slab	971																													
Total:				95,684	57,410																											
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,120 672 Porches CCP (1 Story) 48 1,104 662 Deck Treated Wood 200 3,136 2,822 * Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 384 12,791 7,675 Class: C Exterior: Block Foundation: 42 Inch (Unfinished) Base Cost 392 15,312 9,187 Water/Sewer Public Sewer 1 1,134 680 Water Well, 50 Feet 1 2,038 1,223 Built-Ins Appliance Allow. 1 2,099 1,259 Totals: 134,418 81,590											Notes: ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCY: 106,067																					

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



Sketch by Apex IV™

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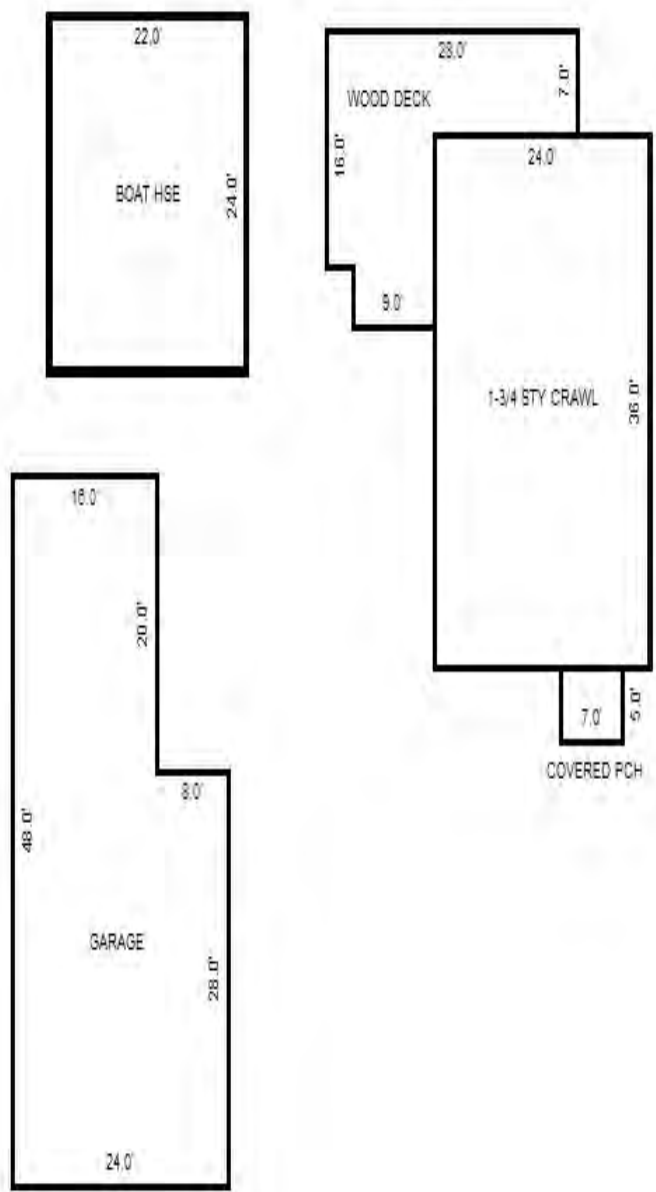
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status				
6300 W LAKEVIEW DR		School: LAKE CITY - 57020			Remodel	09/12/2005	20050307	Complete				
Owner's Name/Address		P.R.E. 100% 07/25/1994		MAP #:		2019 Est TCV 247,688 TCV/TFA: 163.81						
OLSON EDWARD B 6300 LAKEVIEW DR LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
Taxpayer's Name/Address		Public Improvements		* Factors *								
OLSON EDWARD B 6300 LAKEVIEW DR LAKE CITY MI 49651		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Tax Description		X	Gravel Road	GROUP A 2200/FF 53.00 100.00 0.9855 1.0000 2200 100								
. SEC 12 T22N R8W LOT 29 BUENA VISTA PARK.		X	Paved Road	53 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 114,914								
Comments/Influences		X	Storm Sewer	Land Improvement Cost Estimates								
		X	Sidewalk	Description	Rate	Size	% Good	Cash Value				
		X	Water	D/W/P: 3.5 Concrete 4.68 288 76 1,024								
		X	Sewer	Total Estimated Land Improvements True Cash Value = 1,024								
		X	Electric									
		X	Gas									
		X	Curb									
		X	Street Lights									
		X	Standard Utilities									
		X	Underground Utils.									
		Topography of Site										
		X	Level									
		X	Rolling									
		X	Low									
		X	High									
		X	Landscaped									
		X	Swamp									
		X	Wooded									
		X	Pond									
		X	Waterfront									
		X	Ravine									
		X	Wetland									
		X	Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2019	57,500	66,300	123,800				83,746C	
TPC 12/27/2017 INSPECTED				2018	62,700	61,700	124,400				81,784C	
TPC 04/02/2012 INSPECTED				2017	62,700	59,600	122,300				80,102C	
				2016	57,600	55,000	112,600				79,388C	

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Building Type	(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins	(15) Fireplaces	(16) Porches/Decks	(17) Garage
X Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang (4) Interior	X Gas Wood Oil Coal Elec. Steam X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 35 349 Type CCP (1 Story) Treated Wood	Year Built: 1986 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 992 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X Wood Frame	X Drywall Paneled Plaster Wood T&G	Central Air Wood Furnace				
Building Style: 1.75S	Trim & Decoration Ex X Ord Min	(12) Electric 100 Amps Service				
Yr Built 1948 Remodeled 1976	Size of Closets Lg X Ord Small					
Condition: Average	Doors Solid X H.C.					
Room List	(5) Floors Kitchen: Other: Other:					
Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings X Tile	No./Qual. of Fixtures Ex. X Ord. Min				
(1) Exterior Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation Basement: 0 S.F. Crawl: 864 S.F. Slab: 0 S.F. Height to Joists: 0.0	No. of Elec. Outlets Many X Ave. Few				
Insulation	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	Cost Est. for Res. Bldg: 1 Single Family 1.75S (11) Heating System: Forced Air w/ Ducts Ground Area = 864 SF Floor Area = 1512 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.75 Story Siding Crawl Space 864 Total: 116,826 75,937			
(2) Windows Many Avg. X Large Few Avg. Small	(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF	(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Other Additions/Adjustments Plumbing Average Fixture(s) 1 933 606 2 Fixture Bath 1 1,970 1,280 Porches CCP (1 Story) 35 790 513 Deck Treated Wood 349 4,425 2,876 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 992 22,598 14,689 Water/Sewer Public Sewer 1 1,006 654 Water Well, 50 Feet 1 1,962 1,275 Built-Ins Appliance Allow. 1 1,467 954 Fireplaces Wood Stove 1 1,630 1,059 Unit-in-Place Cost Items BOAT HOUSE (BY SQ FT) 528 2,117 1,503 *			
X Gable Hip Flat Gambrel Mansard Shed	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:	Lump Sum Items:				
X Asphalt Shingle						
Chimney: Block						
			Notes:			
			ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TC			131,750

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



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		224,400	08/01/2001	WD	Download	01-0:3493		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6320 W LAKEVIEW DR			Addition	02/27/2004	20040018	Complete

Owner's Name/Address	P.R.E.	MAP #:
KLEIN ROGER K & CAROL J 752 BURNSHILL ROAD LEONARD MI 48367	0%	2019 Est TCV 298,936 TCV/TFA: 223.09

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
. SEC 12 T22N R8W LOT 30 BUENA VISTA PARK.			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X Dirt Road	GROUP A 2200/FF	50.00	100.00	1.0000	1.0000	2200	100		110,000	
X Gravel Road	50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value =	110,000

Comments/Influences	X Sewer	X Electric	X Gas	X Curb	X Street Lights	Standard Utilities	Underground Utils.

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
X Water	D/W/P: 4in Ren. Conc.	6.21	900	0	0
X Sewer	Residential Local Cost Land Improvements				
X Electric	Description	Rate	Size	% Good	Cash Value
X Gas	LAND IMPROVE 2500	2,500.00	1	100	2,500
X Curb	Total Estimated Land Improvements True Cash Value =				2,500

Topography of Site	X Level	X Rolling	X Low	X High

Topography of Site	X Landscaped	X Swamp	X Wooded	X Pond	X Waterfront	Ravine	Wetland	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	55,000	94,500	149,500			121,978C
2018	60,000	87,400	147,400			119,120C
2017	60,000	81,700	141,700			116,670C
2016	55,000	75,400	130,400			115,630C

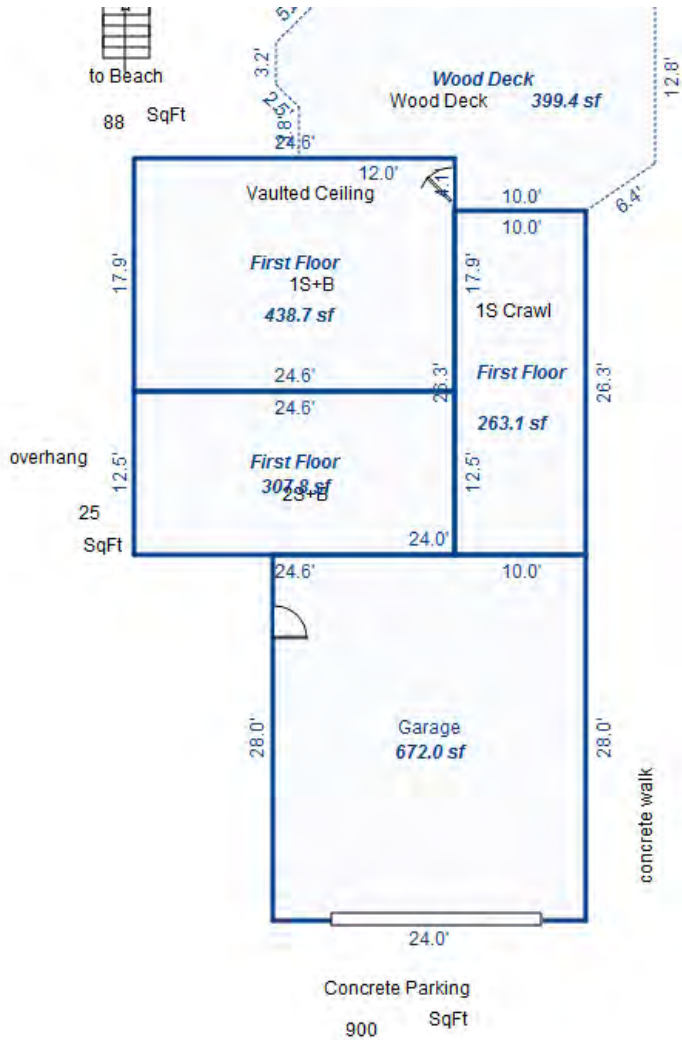
Who When What

TPC 12/27/2017 INSPECTED
 TPC 10/12/2012 INSPECTED
 TPC 04/02/2012 INSPECTED
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 Licensed To: Township of Lake, County of Missaukee, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1998 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																								
X	Wood Frame		Drywall Paneled	X	Plaster Wood T&G							36 399 88	WGEP (1 Story) Treated Wood Treated Wood																																									
Building Style: 1.25S		Trim & Decoration																																																				
Yr Built 1980	Remodeled 1991	Ex	Ord	X	Min																																																	
Condition: Average		Lg	Ord	X	Small																																																	
Room List		(5) Floors		Central Air Wood Furnace																																																		
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric 200 Amps Service																																																		
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures																																																		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation			Ex. X Ord. Min																																																		
(2) Windows		(7) Excavation		No. of Elec. Outlets																																																		
X	Many Avg. X Few	Large Avg. Small		Many X Ave. Few																																																		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Basement: 745 S.F. Crawl: 263 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing																																																		
X	Double Glass Patio Doors Storms & Screens	(8) Basement		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																		
(3) Roof		(9) Basement Finish		(14) Water/Sewer																																																		
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																		
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:																																																		
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:																																																				
Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 1008 SF Floor Area = 1340 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>438</td> <td></td> <td></td> </tr> <tr> <td>2 Story</td> <td>Siding</td> <td>Basement</td> <td>307</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>263</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>25</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>144,284</td> <td>108,225</td> </tr> </tbody> </table>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	438			2 Story	Siding	Basement	307			1 Story	Siding	Crawl Space	263			1 Story	Siding	Overhang	25			Total:				144,284	108,225	E.C.F. X 1.300 Total Base New : 191,201 Total Depr Cost: 143,411 Estimated T.C.V: 186,434		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																	
1 Story	Siding	Basement	438																																																			
2 Story	Siding	Basement	307																																																			
1 Story	Siding	Crawl Space	263																																																			
1 Story	Siding	Overhang	25																																																			
Total:				144,284	108,225																																																	
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,120 840 Porches WGEP (1 Story) 36 3,963 2,972 Deck Treated Wood 399 4,940 3,705 Treated Wood 88 1,816 1,362 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 672 25,341 19,006 Door Opener 1 415 311 Water/Sewer Public Sewer 1 1,134 850 Water Well, 50 Feet 1 2,038 1,528 Built-Ins Appliance Allow. 1 2,099 1,574 Fireplaces Interior 1 Story 1 4,051 3,038 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																																						

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



Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.															
COREY THOMAS J & PRICILL	DITMAR BRAD A & KIMBERLY	195,000	06/29/2015	WD	Arms Length	2015-02263		100.0															
COUNTY TREASURER	COREY THOMAS	0	11/03/2014	OTH	REDEMPTION CERTIFICA			0.0															
COREY THOMAS (DECEASED)	COREY EDWARD	0	02/10/2010	DC	CERTIFICATE OF DEATH	2010/492		0.0															
COREY THOMAS J	COREY THOMAS J & COREY ED	0	05/11/1984	QC	QUIT CLAIM	231-788	PTA	0.0															
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status													
6330 W LAKEVIEW DR		School: LAKE CITY - 57020																					
Owner's Name/Address		P.R.E. 0%																					
DITMAR BRAD A & KIMBERLY A 2125 NEGAUNEE SE GRAND RAPIDS MI 49506		MAP #:		2019 Est TCV 184,569 TCV/TFA: 194.28																			
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS																	
. SEC 12 T22N R8W LOT 31 BUENA VISTA PARK.		X		Public Improvements		* Factors *																	
Comments/Influences		X		Dirt Road		Description		Frontage		Depth		Front		Depth		Rate		%Adj.		Reason		Value	
		X		Gravel Road		GROUP A 2200/FF		50.00		100.00		1.0000		1.0000		2200		100				110,000	
		X		Paved Road		50 Actual Front Feet, 0.12 Total Acres																110,000	
		X		Storm Sewer		Land Improvement Cost Estimates																	
		X		Sidewalk		Description																	
		X		Water		Residential Local Cost Land Improvements																	
		X		Sewer		Description																	
		X		Electric		LAND IMPROVE 1000																	
		X		Gas		1,000.00																	
		X		Curb		Total Estimated Land Improvements True Cash Value =																	
		X		Street Lights																			
		X		Standard Utilities																			
		X		Underground Utils.																			
		X		Topography of Site																			
		X		Level																			
		X		Rolling																			
		X		Low																			
		X		High																			
		X		Landscaped																			
		X		Swamp																			
		X		Wooded																			
		X		Pond																			
		X		Waterfront																			
		X		Ravine																			
		X		Wetland																			
		X		Flood Plain																			
		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value									
		Who		When		What		2019		55,000		37,300		92,300		89,877C							
		TPC 12/27/2017 INSPECTED		2018		60,000		33,800		93,800		87,771C											
		TPC 04/02/2012 INSPECTED		2017		60,000		31,500		91,500		85,966C											
				2016		55,000		30,200		85,200		85,200S											



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 200	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G										
Building Style: 1S		Trim & Decoration													
Yr Built 1945	Remodeled 0	Ex	Ord	X	Min	X									
Condition: Average		Lg	Ord	X	Small										
Room List		(5) Floors		Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric											
		200 Amps Service													
		(6) Ceilings		No./Qual. of Fixtures											
(1) Exterior				Ex. X Ord. Min											
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets											
Insulation				Many X Ave. Few											
(2) Windows		(7) Excavation		(13) Plumbing											
X	Many Avg. X Few	Large Avg. X Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 950 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement											
				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
(3) Roof		(9) Basement Finish													
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer								
X	Asphalt Shingle			(10) Floor Support											
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic								
				Lump Sum Items:											
Cost Est. for Res. Bldg: 1 Single Family 1S										Cls CD		Blt 1945			
(11) Heating System: Space Heater															
Ground Area = 950 SF Floor Area = 950 SF.															
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60															
Building Areas															
Stories Exterior Foundation Size Cost New Depr. Cost															
1 Story Siding Slab 950															
Total: 80,909 48,544															
Other Additions/Adjustments															
Plumbing															
Average Fixture(s)										1		933		560	
Deck															
Treated Wood										200		3,062		2,266 *	
Water/Sewer															
Public Sewer										1		1,006		604	
Water Well, 50 Feet										1		1,962		1,177	
Built-Ins															
Appliance Allow.										1		1,467		880	
Fireplaces															
Exterior 1 Story										1		4,331		2,599	
Totals:												93,670		56,630	
Notes:															
ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:														73,619	

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



Sketch by Apex IVT™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SPURGEON WILLIAM K	SPURGEON WILLIAM K & MARY	0	03/30/2012	QC	QUIT CLAIM	2012-00992 QD	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6350 W LAKEVIEW DR	School: LAKE CITY - 57020		Addition	10/23/2009	20090581	100%

Owner's Name/Address	MAP #:
SPURGEON WILLIAM K & MARY K TRUST 6350 W LAKEVIEW DR LAKE CITY MI 49651	2019 Est TCV 462,409 TCV/TFA: 174.10

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS																											
. SEC 12 T22N R8W LOTS 32 & 33 BUENA VISTA PARK.	X		<table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>GROUP B 2200</td> <td>100.00</td> <td>100.00</td> <td>0.8409</td> <td>1.0000</td> <td>2200</td> <td>100</td> <td> </td> <td>184,997</td> </tr> <tr> <td colspan="8">100 Actual Front Feet, 0.23 Total Acres</td> <td>Total Est. Land Value = 184,997</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	GROUP B 2200	100.00	100.00	0.8409	1.0000	2200	100		184,997	100 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 184,997
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
GROUP B 2200	100.00	100.00	0.8409	1.0000	2200	100		184,997																						
100 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 184,997																						

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates										
CORRECTED SEWER COST FOR 06	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>Wood Frame</td> <td>20.49</td> <td>144</td> <td>97</td> <td>2,862</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	Wood Frame	20.49	144	97	2,862
Description	Rate	Size	% Good	Cash Value									
Wood Frame	20.49	144	97	2,862									

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Water	X	Rolling	2019	92,500	138,700	231,200			175,921C
X Sewer	X	Low	2018	92,500	125,500	218,000			171,798C
X Electric	X	High	2017	92,500	109,900	202,400			168,265C
X Gas	X	Landscaped	2016	78,300	105,300	183,600			166,765C
X Curb		Swamp							
X Street Lights		Wooded							
Standard Utilities		Pond							
Underground Utils.		X Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

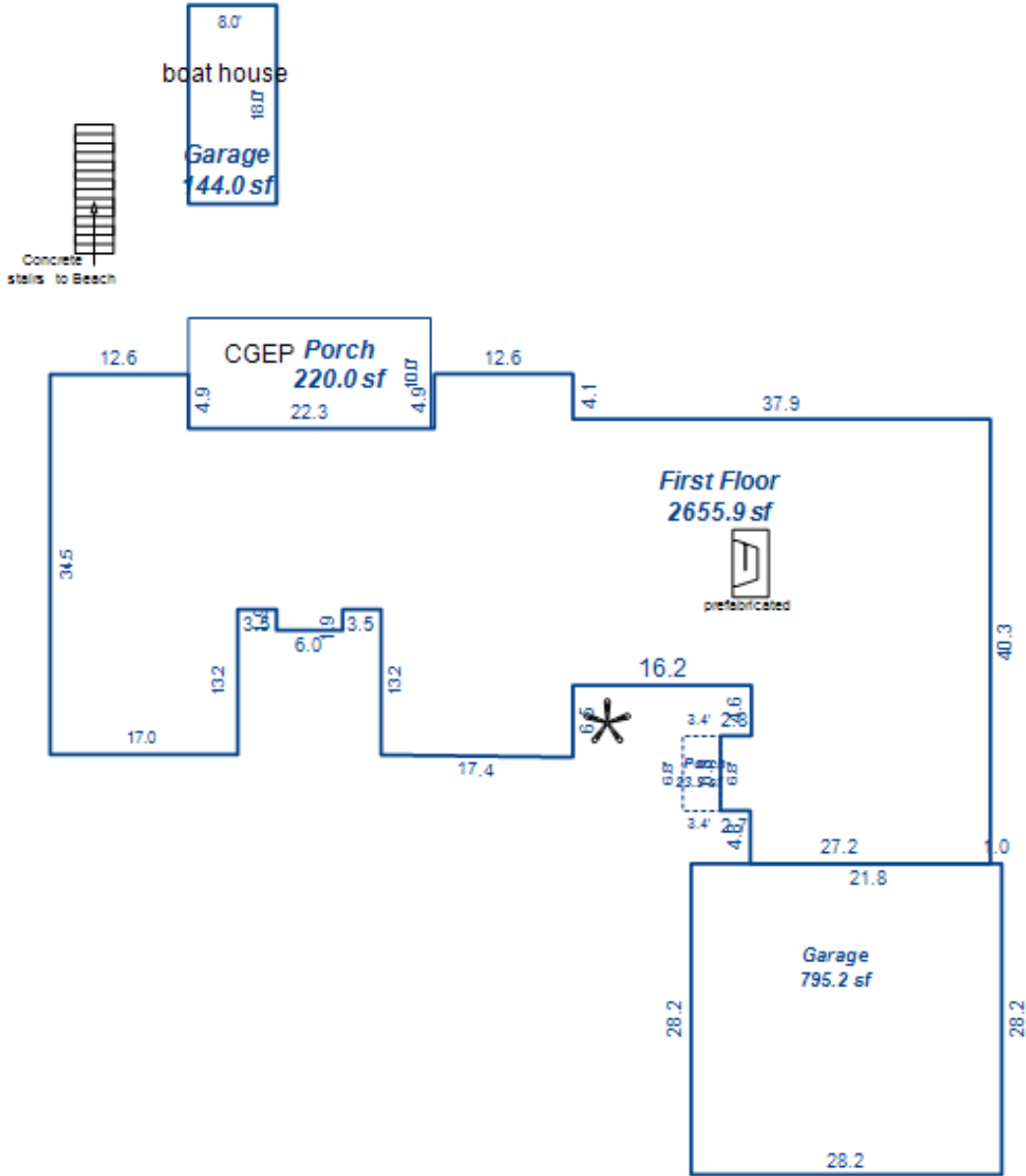


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 220	Type CGEP (1 Story)	Year Built: 2011 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 795 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																																																																																														
Building Style: 1S		Trim & Decoration			Ex		Ord	X	Min																																																																																										
Yr Built	Remodeled	Size of Closets			Lg		Ord	X	Small																																																																																										
1927	196	2011			Doors		Solid	X	H.C.																																																																																										
Condition: Average		(5) Floors																																																																																																	
Room List		Kitchen: Other: Other:																																																																																																	
	Basement 1st Floor 2nd Floor 4 Bedrooms	(6) Ceilings																																																																																																	
(1) Exterior		No./Qual. of Fixtures			Ex.	X	Ord.		Min																																																																																										
X	Wood/Shingle Aluminum/Vinyl Brick	No. of Elec. Outlets			Many	X	Ave.		Few																																																																																										
	Insulation	(7) Excavation			(13) Plumbing																																																																																														
(2) Windows		Basement: 0 S.F. Crawl: 2656 S.F. Slab: 0 S.F. Height to Joists: 0.0			1	Average Fixture(s)																																																																																													
X	Many Avg. Few	X	Large Avg. Small		2	3 Fixture Bath																																																																																													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1	2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																													
(3) Roof		(8) Basement			(14) Water/Sewer																																																																																														
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors No Floor SF		1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																													
X	Asphalt Shingle		(9) Basement Finish		Lump Sum Items:																																																																																														
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Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																														
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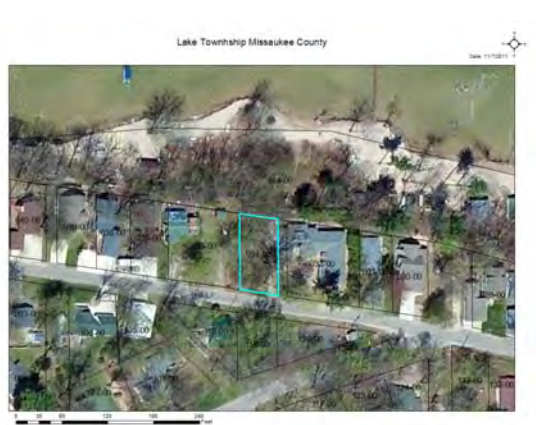
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SPURGEON WILLIAM K	SPURGEON WILLIAM K & MARY	0	03/30/2012	PTA	QUIT CLAIM	PTA	PTA	0.0
SPURGEON WILLIAM K & MARY	SKOWRONSKI LAURA (SW)	0	08/07/2006	QC	Not Qualified	06-0/3047		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W LAKEVIEW DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 100% 06/01/2014					
	MAP #:					
	2019 Est TCV 110,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS							
SEC 12 T22N R8W LOT 34 BUENA VISTA PARK.		X		* Factors *							
Comments/Influences	Public Improvements			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
	Dirt Road			GROUP A 2200/FF	50.00	100.00	1.0000	1.0000	2200	100	110,000
	Gravel Road			50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 110,000							
	Paved Road										
	Storm Sewer										
	Sidewalk										
	Water										
	X Sewer										
	X Electric										
	X Gas										
	Curb										
	X Street Lights										
	Standard Utilities										
	Underground Utils.										

06 SPLIT/COMBINE 3 FT TO 009-160-035-00 FOR 07.



Topography of Site		
		Level
		Rolling
		Low
X		High
		Landscaped
		Swamp
		Wooded
		Pond
X		Waterfront
		Ravine
		Wetland
		Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	55,000	0	55,000			34,102C
2018	60,000	0	60,000			33,303C
2017	60,000	0	60,000			32,619C
2016	55,000	0	55,000			32,329C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SKOWRONSKI RICHARD & SKOW	LC REAL ESTATE ACQUISTION	200,000	04/22/2017	WD	Arms Length	2017-01444	PTA	100.0
SKOWRONSKI LAURA B ESTATE	SKOWRONSKI RICHARD & SKOW	0	01/04/2017	TD	RELATED PARTY	2017-00123	PTA	0.0
SPURGEON WILLIAM & MARY K	SKOWRONSKI LAURA (SW)	0	08/07/2006	QC	Not Qualified	06-0/3047		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
------------------	--------------------------	---------	--------------------	------	--------	--------

6376 W LAKEVIEW DR	School: LAKE CITY - 57020					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
LC REAL ESTATE ACQUISTION LLC 4150 WOLCOTT RD LAKE CITY MI 49651	2019 Est TCV 242,469 TCV/TFA: 240.07

X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS				
---	----------	--------	--	--	--	--	--

Public Improvements		* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
GROUP B 2200	94.00	100.00	0.8540	1.0000	2200	100	176,608
94 Actual Front Feet, 0.22 Total Acres					Total Est. Land Value =		176,608

Land Improvement Cost Estimates		Rate	Size	% Good	Cash Value
Description					
D/W/P: 3.5 Concrete		4.39	602	66	1,744
Total Estimated Land Improvements True Cash Value =					1,744

Topography of Site	
X	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

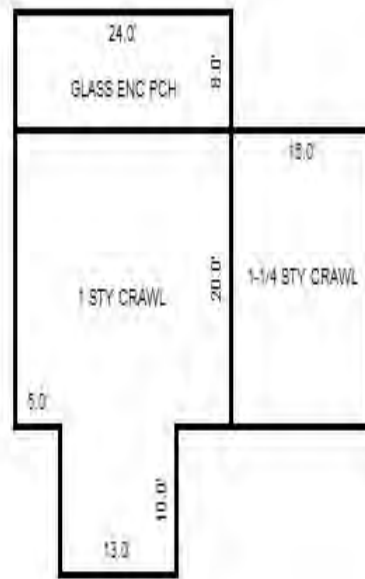


Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	88,300	32,900	121,200			118,988C
TPC	12/27/2017	INSPECTED	2018	88,300	27,900	116,200			116,200S
TPC	05/08/2017	INSPECTED	2017	88,300	26,100	114,400			84,535C
TPC	10/04/2016	INSPECTED	2016	74,600	26,800	101,400			83,781C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 192	Type CGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																							
X	Wood Frame		(4) Interior Drywall X Paneled Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																
Building Style: 1S		Trim & Decoration																																			
Yr Built 1940	Remodeled 0	Ex	Ord	X	Min																																
Condition: Average		Lg	Ord	X	Small																																
Room List		(5) Floors		Central Air Wood Furnace																																	
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:		(12) Electric 150 Amps Service																																	
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min																																	
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets Many X Ave. Few																																	
(2) Windows		(7) Excavation		(13) Plumbing																																	
X	Many Avg. X Few	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	(8) Basement		(14) Water/Sewer																																	
X	Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																	
X	Storms & Screens	(9) Basement Finish		Lump Sum Items:																																	
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF																																			
X	Gable Hip Flat	(10) Floor Support																																			
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:																																			
Chimney: Brick																																					
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Space Heater Ground Area = 930 SF Floor Area = 1010 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Piers</td> <td>610</td> <td></td> <td></td> </tr> <tr> <td>1.25 Story</td> <td>Siding</td> <td>Piers</td> <td>320</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>73,848</td> <td>40,616</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing Average Fixture(s) 1 778 428 Porches CGEP (1 Story) 192 7,250 3,987 Water/Sewer Public Sewer 1 892 491 Water Well, 50 Feet 1 1,895 1,042 Built-Ins Appliance Allow. 1 1,243 684 Fireplaces Exterior 1 Story 1 3,770 2,073 Totals: 89,676 49,321										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Piers	610			1.25 Story	Siding	Piers	320			Total:				73,848	40,616	Class: D Effec. Age: 45 Floor Area: 1,010 Total Base New : 89,676 Total Depr Cost: 49,321 Estimated T.C.V: 64,117 E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																
1 Story	Siding	Piers	610																																		
1.25 Story	Siding	Piers	320																																		
Total:				73,848	40,616																																
Notes:										ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:		64,117																									



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6390 W LAKEVIEW DR			Reroof	09/28/2005	20050335	Complete

Owner's Name/Address	MAP #:
QUEHL DONALD W 6390 W LAKEVIEW DR LAKE CITY MI 49651	2019 Est TCV 234,267 TCV/TFA: 298.81

X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

Taxpayer's Name/Address	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
QUEHL DONALD W 6390 W LAKEVIEW DR LAKE CITY MI 49651	GROUP A 2200/FF	47.00	100.00	1.0156	1.0000	2200	100		105,012

Tax Description	Description	Rate	Size	% Good	Cash Value
X Sewer	D/W/P: 3.5 Concrete	4.68	480	78	1,752
X Electric					
X Gas					
X Curb					
X Street Lights					
X Standard Utilities					
X Underground Utils.					
	Total Estimated Land Improvements True Cash Value =				1,752

Comments/Influences	Topography of Site
ADD'N TO GRG FOR 98 ADD'N TO GEG RO 04 REDID GRG AS 1 STRUCTURE	



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Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Rolling	2019	52,500	64,600	117,100			81,401C
X High	2018	57,300	62,200	119,500			79,494C
X Waterfront	2017	57,300	58,100	115,400			77,859C
X Ravine	2016	52,300	55,700	108,000			77,165C
X Wetland							
X Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 280 48	Type Treated Wood Treated Wood	Year Built: 1988 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 1216 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame		(4) Interior Drywall Paneled	X	Plaster Wood T&G												
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Class: CD Effec. Age: 27 Floor Area: 784 Total Base New : 134,249 Total Depr Cost: 98,079 Estimated T.C.V: 127,503			E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:					
Yr Built 1983	Remodeled 0	Ex	X	Ord		Min	(12) Electric 200 Amps Service										
Condition: Average		Lg	X	Ord		Small	No Heating/Cooling										
Room List		(5) Floors		Kitchen: Other: Other:			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 784 SF Floor Area = 784 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73					Cls CD Blt 1983					
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No./Qual. of Fixtures Ex. X Ord. Min										
(1) Exterior				No. of Elec. Outlets Many X Ave. Few			(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
X	Wood/Shingle Aluminum/Vinyl Brick			(7) Excavation			Plumbing										
	Insulation	Basement: 784 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
(2) Windows		Many Avg. X Large Avg. Small		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Deck Treated Wood Treated Wood Water/Sewer Public Sewer Water Well, 50 Feet										
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens			(9) Basement Finish			Built-Ins Appliance Allow.										
(3) Roof		392 Recreation SF Living SF Walkout Doors No Floor SF		(10) Floor Support			Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Unit-in-Place Cost Items BOAT HOUSE (BY SQ FT Basement Living Area										
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
X	Asphalt Shingle			(14) Water/Sewer			Notes: ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 127,503										
Chimney: Block				Lump Sum Items:													

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



Sketch by Apex IVT

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NICHOLS MARY SUE ELLEN	NICHOLS BRENT L	0	02/10/2016	QC	DIVORCE JUDGEMENT	2016-00542		0.0
		97,500	08/01/1997	WD	Download	313:810		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6404 W LAKEVIEW DR			New House	09/16/2003	20030349	Complete

Owner's Name/Address	MAP #:	2019 Est TCV 376,185 TCV/TFA: 194.41
NICHOLS BRENT L 3150 N CHRISTYWAY SAGINAW MI 48603		

Tax Description	SEC 12 T22N R8W LOT 38 BUENA VISTA PARK.	Comments/Influences	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
ADD GRG W/GSA FOR 01 REMOVE OLD HOUSE FOR 04 NEW CONST..NO VALUE FOR 04 SPLIT OFF LOT 39 FOR 1997					

Public Improvements		* Factors *				Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X	Dirt Road														
	Gravel Road														
X	Paved Road														
	Storm Sewer														
	Sidewalk														
	Water														
X	Sewer														
X	Electric														
X	Gas														
	Curb														
X	Street Lights														
	Standard Utilities														
	Underground Utils.														

Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
		D/W/P: Patio Blocks	9.94	640	0	0
		D/W/P: 4in Concrete	4.60	200	0	0
		Residential Local Cost Land Improvements				
		Description	Rate	Size	% Good	Cash Value
		LAND IMPROVE 5000	5,000.00	1	95	4,750
		Total Estimated Land Improvements True Cash Value =				4,750

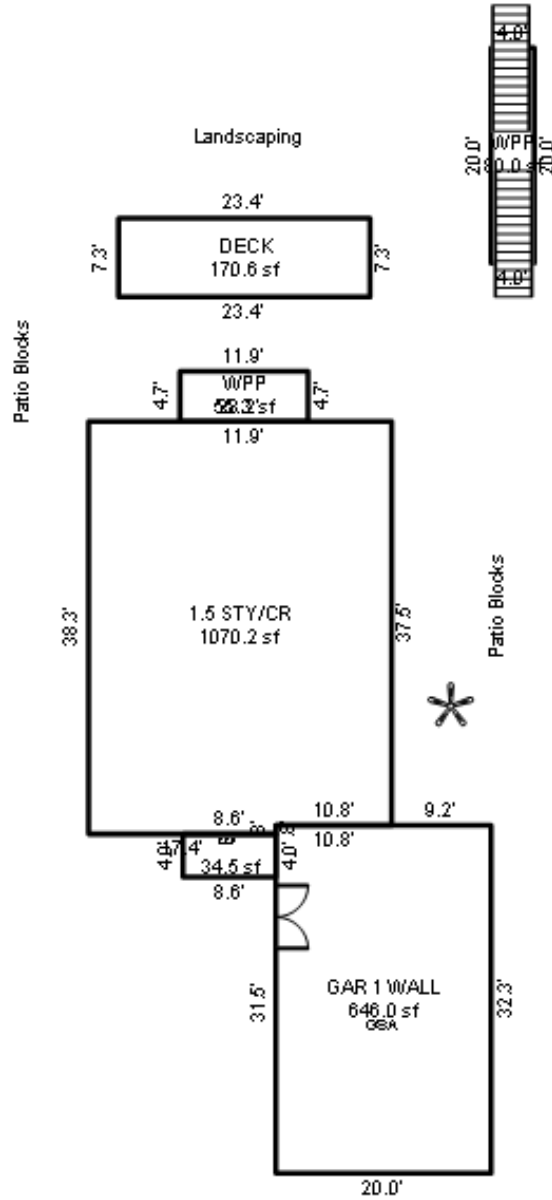
Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level							
X	Rolling							
	Low							
X	High							
	Landscaped							
	Swamp							
	Wooded							
	Pond							
X	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
Who	When	What	2019	52,500	135,600	188,100		134,547C
TPC 05/06/2018	INSPECTED		2018	57,300	125,800	183,100		131,394C
TPC 12/27/2017	INSPECTED		2017	57,300	117,500	174,800		128,692C
TPC 05/01/2017	INSPECTED		2016	52,300	101,400	153,700		127,545C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area Type	Year Built: 2000 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 646 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1.5S		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 10 Floor Area: 1,935 Total Base New : 227,725 Total Depr Cost: 204,941 Estimated T.C.V: 266,423			E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:				
Yr Built 2004	Remodeled 0	Ex	X	Ord		Min	Size of Closets			Total Base New : 227,725 Total Depr Cost: 204,941 Estimated T.C.V: 266,423						
Condition: Average		Lg	X	Ord		Small	Doors									
Room List		(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			0 Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 1070 SF Floor Area = 1935 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90			Cls C 10 Blt 2004						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	Ex.	X	Ord.		Min	Building Areas							
(2) Windows		(7) Excavation		No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost									
X	Many Avg. X Few	Basement: 0 S.F. Crawl: 1070 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many	X	Ave.		Few	1.5 Story Siding Crawl Space 1,070 1 Story Siding Overhang 330	Total:	184,768	166,281				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(13) Plumbing			Other Additions/Adjustments									
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Plumbing									
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 1 1,120 1,008 3 Fixture Bath 1 3,525 3,172									
X	Asphalt Shingle	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Porches									
Chimney: Brick		Lump Sum Items:		Ceramic Tub Alcove Vent Fan			CCP (1 Story) 34 837 753 WPP 56 1,686 1,517									
							Deck									
							Treated Wood 170 2,824 2,542 Treated Wood 80 1,718 1,546									
							Garages									
							Class: C Exterior: Siding Foundation: 42 Inch (Finished)									
							Base Cost 646 24,613 22,152 Common Wall: 1/2 Wall 1 -1,019 -917 Door Opener 1 415 373									
							Water/Sewer									
							Public Sewer 1 1,134 1,021 Water Well, 50 Feet 1 2,038 1,834									
							Built-Ins									
							Appliance Allow. 1 2,099 1,889									
							Fireplaces									
							<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status				
6416 W LAKEVIEW DR		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%		MAP #:								
MCGEE JEFFREY M & DODY C 8751 ONANDAGA ROAD CLARKSTON MI 48348		2019 Est TCV 337,642 TCV/TFA: 222.28										
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
MCGEE JEFFREY M & DODY C 8751 ONANDAGA ROAD CLARKSTON MI 48348		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 12 T22N R8W LOT 39 BUENA VISTA PARK.		Gravel Road		GROUP A 2200/FF	47.00	100.00	1.0156	1.0000	2200	100		105,012
Comments/Influences		Paved Road		47 Actual Front Feet, 0.11 Total Acres				Total Est. Land Value =		105,012		
SPLIT FROM 038 FOR 1997		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description				Rate	Size	% Good	Cash Value	
		Water		Residential Local Cost Land Improvements								
		Sewer		Description				Rate	Size	% Good	Cash Value	
		Electric		LAND IMPROVE 2500				2,500.00	1	95	2,375	
		Gas		Total Estimated Land Improvements True Cash Value =							2,375	
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X Rolling										
		Low										
		X High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2019	52,500	116,300	168,800		125,716C		
		TPC 12/27/2017	INSPECTED		2018	57,300	113,300	170,600		122,770C		
		TPC 09/11/2017	INSPECTED		2017	57,300	105,800	163,100		120,245C		
		TPC 04/02/2012	INSPECTED		2016	52,300	97,700	150,000		119,173C		

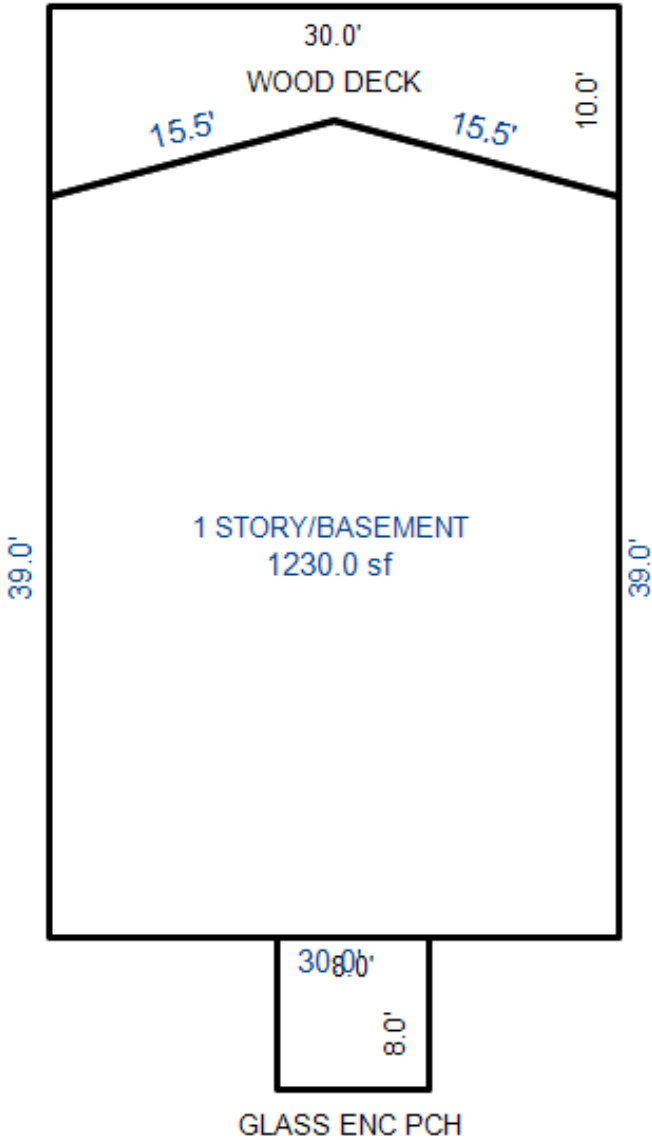


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 64 255	Type WGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G													
Building Style: 1.25S		Trim & Decoration		Central Air Wood Furnace														
Yr Built 1998		Remodeled 0		(12) Electric														
Condition: Average		Lg X Ord		200 Amps Service														
Room List		(5) Floors		No./Qual. of Fixtures														
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		Ex. X Ord. Min														
(1) Exterior		X Drywall		No. of Elec. Outlets														
Wood/Shingle Aluminum/Vinyl Brick				Many X Ave. Few														
Insulation		(7) Excavation		(13) Plumbing														
(2) Windows		Basement: 1215 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
X	Many Avg. Few	X	Large Avg. Small	(8) Basement														
Wood Sash Metal Sash Vinyl Sash X Double Hung X Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish														
(3) Roof		810 Recreation SF Living SF 1 Walkout Doors No Floor SF		(14) Water/Sewer														
X	Gable Hip Flat	Gambrel Mansard Shed		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic														
X Asphalt Shingle				Lump Sum Items:														
Chimney:																		
Cost Est. for Res. Bldg: 1 Single Family 1.25S											Cls C 5 Blt 1998							
(11) Heating System: Forced Air w/ Ducts																		
Ground Area = 1215 SF Floor Area = 1519 SF.																		
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88																		
Building Areas																		
Stories Exterior Foundation Size Cost New Depr. Cost																		
1.25 Story Siding Basement 1,215																		
Total: 161,708 142,304																		
Other Additions/Adjustments																		
Basement, Outside Entrance, Below Grade											1		1,942 1,709					
Plumbing																		
Average Fixture(s)											1		1,120 986					
3 Fixture Bath											1		3,525 3,102					
2 Fixture Bath											1		2,359 2,076					
Porches																		
WGEP (1 Story)											64		5,441 4,788					
Deck																		
Treated Wood											255		3,685 3,243					
Water/Sewer																		
Public Sewer											1		1,134 998					
Water Well, 100 Feet											1		4,407 3,878					
Built-Ins																		
Appliance Allow.											1		2,099 1,847					
Fireplaces																		
Prefab 1 Story											1		1,967 1,731					
Local Cost Items																		
SANITARY SEWER											1		0 0					
Recreation Room											810		11,883 10,457					
Totals:													201,270 177,119					
Notes:																		
ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TC													230,255					

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COLT COOK JUDITH (MW)	SCHROEDER JAMES G	0	10/04/2007	WD	Not Qualified	2007/3552		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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6430 W LAKEVIEW DR	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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SCHROEDER JAMES G 5088 LOGANBERRY DRIVE Saginaw MI 48603	2019 Est TCV 258,265 TCV/TFA: 167.70
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X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 2200/FF	50.00	100.00	1.0000	1.0000	2200	100		110,000
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 110,000

Tax Description	X	Land Improvement Cost Estimates
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. SEC 12 T22N R8W LOT 40 BUENA VISTA PARK.	X	
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Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
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	X	Water	D/W/P: 3.5 Concrete	5.00	256	71	909
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	X	Sewer	Total Estimated Land Improvements True Cash Value = 909			
--	---	-------	---	--	--	--

	X	Electric				
--	---	----------	--	--	--	--

	X	Gas				
--	---	-----	--	--	--	--

	X	Curb				
--	---	------	--	--	--	--

	X	Street Lights				
--	---	---------------	--	--	--	--

		Standard Utilities				
--	--	--------------------	--	--	--	--

		Underground Utils.				
--	--	--------------------	--	--	--	--

Topography of Site

X	Level
---	-------

X	Rolling
---	---------

X	Low
---	-----

X	High
---	------

	Landscaped
--	------------

	Swamp
--	-------

	Wooded
--	--------

	Pond
--	------

X	Waterfront
---	------------

	Ravine
--	--------

	Wetland
--	---------

	Flood Plain
--	-------------

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2019	55,000	74,100	129,100			107,907C
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2018	60,000	70,400	130,400			105,378C
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2017	60,000	65,800	125,800			103,211C
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2016	55,000	60,700	115,700			102,291C
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																							
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 268	Type Treated Wood	Year Built: 1950 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 352 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																				
X	Wood Frame	X	Drywall Panelled	X	Plaster Wood T&G																																																																															
Building Style: 1.5S		Trim & Decoration																																																																																		
Yr Built 1950	Remodeled 1982	Ex	X	Ord		Min	Size of Closets																																																																													
Condition: Average		Lg	X	Ord		Small	Doors																																																																													
Room List		(5) Floors		Central Air Wood Furnace																																																																																
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			150		Amps Service																																																																											
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex.		X		Ord.		Min																																																																							
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			Many		X		Ave.		Few																																																																							
	Insulation	(7) Excavation		(13) Plumbing			1		Average Fixture(s)																																																																											
(2) Windows		Basement: 0 S.F. Crawl: 1027 S.F. Slab: 0 S.F. Height to Joists: 0.0		1			3		Fixture Bath																																																																											
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		1			2		Fixture Bath																																																																									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1			Solar Water Heat		No Plumbing																																																																											
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1			Extra Toilet		Extra Sink																																																																											
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			1		Public Water																																																																											
X	Gable Hip Flat	Gambrel Mansard Shed		1			Public Sewer		Water Well																																																																											
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1			1000 Gal Septic		2000 Gal Septic																																																																											
Chimney: Brick		Lump Sum Items:																																																																																		
Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 1027 SF Floor Area = 1540 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.5 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,027</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>142,232</td> <td>92,440</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th>Size</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1</td> <td>1,120</td> <td>728</td> </tr> <tr> <td>2</td> <td>1</td> <td>2,359</td> <td>1,533</td> </tr> </tbody> </table> Deck <table border="1"> <thead> <tr> <th>Treated Wood</th> <th>Size</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>268</td> <td>3,811</td> <td>2,477</td> <td></td> </tr> </tbody> </table> Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) <table border="1"> <thead> <tr> <th>Base Cost</th> <th>Common Wall: 1/2 Wall</th> <th>Water/Sewer</th> <th>Public Sewer</th> <th>Water Well, 50 Feet</th> <th>Built-Ins</th> <th>Fireplaces</th> <th>Unit-in-Place Cost Items</th> <th>BOAT HOUSE (BY SQ FT)</th> <th>Local Cost Items</th> <th>Appliance Allow.</th> </tr> </thead> <tbody> <tr> <td>352</td> <td>13,584</td> <td>8,830</td> <td>-1,019</td> <td>-662</td> <td>1</td> <td>2,099</td> <td>1,364</td> <td>1</td> <td>4,942</td> <td>3,212</td> <td>480</td> <td>1,925</td> <td>1,367</td> <td>*</td> </tr> </tbody> </table> SANITARY SEWER <table border="1"> <thead> <tr> <th>Count</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>0</td> <td>0</td> </tr> </tbody> </table> Totals: 174,225 113,351											Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Crawl Space	1,027			Total:				142,232	92,440	Average Fixture(s)	Size	Cost	Depr.	1	1	1,120	728	2	1	2,359	1,533	Treated Wood	Size	Cost	Depr.	268	3,811	2,477		Base Cost	Common Wall: 1/2 Wall	Water/Sewer	Public Sewer	Water Well, 50 Feet	Built-Ins	Fireplaces	Unit-in-Place Cost Items	BOAT HOUSE (BY SQ FT)	Local Cost Items	Appliance Allow.	352	13,584	8,830	-1,019	-662	1	2,099	1,364	1	4,942	3,212	480	1,925	1,367	*	Count	Cost	Depr.	1	0	0	E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																															
1.5 Story	Siding	Crawl Space	1,027																																																																																	
Total:				142,232	92,440																																																																															
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Count	Cost	Depr.																																																																																		
1	0	0																																																																																		
<<<< Calculations too long. See Valuation printout for complete pricing. >>>>																																																																																				

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6438 W LAKEVIEW DR			New House	10/09/2003	20030391	Complete

Owner's Name/Address	P.R.E. 100% 11/01/2017	MAP #:
TOMPKINS JEFFREY J & KATHLEEN REVOCABLE TRUST PO BOX 407 LAKE CITY MI 49651		2019 Est TCV 400,037 TCV/TFA: 175.61

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS							
. SEC 12 T22N R8W LOT 41 BUENA VISTA PARK.			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			GROUP A 2200/FF	50.00	100.00	1.0000	1.0000	2200	100	110,000
			50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =							110,000

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates				
		Dirt Road	Description	Rate	Size	% Good	Cash Value
		Gravel Road	D/W/P: 4in Concrete	5.29	700	0	0
	X	Paved Road	D/W/P: 3.5 Concrete	5.00	475	0	0
	X	Storm Sewer	Wood Frame	19.35	180	50	1,741
	X	Sidewalk	Residential Local Cost Land Improvements				
	X	Water	Description	Rate	Size	% Good	Cash Value
	X	Sewer	LAND IMPROVE 2500	2,500.00	1	95	2,375
	X	Electric	Total Estimated Land Improvements True Cash Value =				4,116
	X	Gas					
	X	Curb					
	X	Street Lights					
		Standard Utilities					
		Underground Utils.					

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Rolling	2019	55,000	145,000	200,000			183,160C
	X	Low	2018	60,000	168,600	228,600			178,868C
	X	High	2017	60,000	168,600	228,600	228,600D		175,190C
	X	Landscaped	2016	55,000	155,500	210,500			173,628C
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							



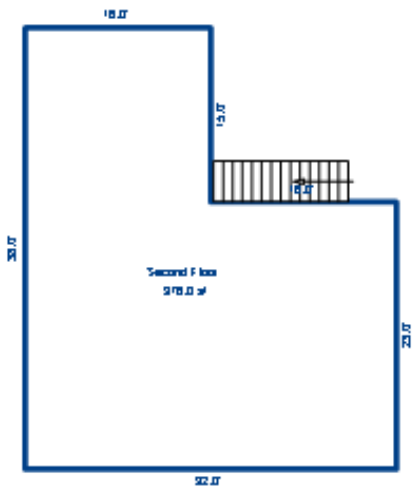
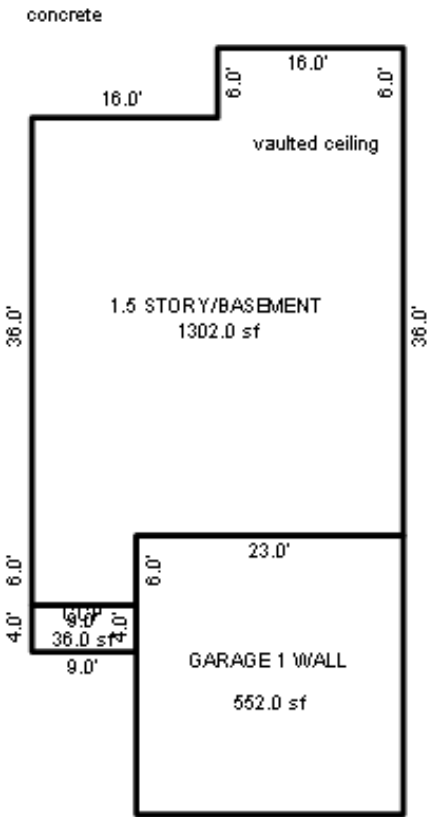
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 08/06/2018	INSPECTED		2018	60,000	168,600	228,600			178,868C
TPC 12/27/2017	INSPECTED		2017	60,000	168,600	228,600	228,600D		175,190C
TPC 04/02/2012	INSPECTED		2016	55,000	155,500	210,500			173,628C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 72 24	Type CGEP (1 Story) Wood Balcony	Year Built: 2004 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 552 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 20 Floor Area: 2,278 Total Base New : 274,932 Total Depr Cost: 219,939 Estimated T.C.V: 285,921		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1.75S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			150 Amps Service							
Yr Built 2004	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.75S		Cls C 5 Blt 2004					
Condition: Average		Lg	X	Ord		Small	X Ex. Ord. Min			Ground Area = 1302 SF Floor Area = 2278 SF.							
Room List		(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80							
	Basement 1st Floor 2nd Floor 4 Bedrooms						Many X Ave. Few			Building Areas							
(1) Exterior		X	Drywall	(6) Ceilings			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation			Basement: 1302 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.75 Story Siding Basement 1,302 Total: 226,895 181,510							
(2) Windows		(8) Basement		(9) Basement Finish			(14) Water/Sewer			Other Additions/Adjustments							
X	Many Avg. X Few		Large Avg. X Small	Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Exterior Stone Veneer 136 3,918 3,134 Plumbing Average Fixture(s) 3 Fixture Bath 1 3,525 2,820 2 Fixture Bath 1 2,359 1,887 Porches CGEP (1 Story) 72 4,606 3,685 Balcony Wood Balcony 24 742 594 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 552 23,681 18,945 Common Wall: 1 Wall 1 -2,365 -1,892 Door Opener 1 518 414 Water/Sewer Public Sewer 1 1,134 907 Water Well, 100 Feet 1 4,407 3,526 Built-Ins Appliance Allow. 1 2,099 1,679 Fireplaces		Exterior Stone Veneer 136 3,918 3,134 Plumbing Average Fixture(s) 3 Fixture Bath 1 3,525 2,820 2 Fixture Bath 1 2,359 1,887 Porches CGEP (1 Story) 72 4,606 3,685 Balcony Wood Balcony 24 742 594 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 552 23,681 18,945 Common Wall: 1 Wall 1 -2,365 -1,892 Door Opener 1 518 414 Water/Sewer Public Sewer 1 1,134 907 Water Well, 100 Feet 1 4,407 3,526 Built-Ins Appliance Allow. 1 2,099 1,679 Fireplaces					
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors No Floor SF			Lump Sum Items:			Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)							
X	Gable Hip Flat		Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:						552 23,681 18,945 1 -2,365 -1,892 1 518 414 1 1,134 907 1 4,407 3,526 1 2,099 1,679							
X	Asphalt Shingle									Fireplaces							
Chimney:										<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status			
6446 W LAKEVIEW DR		School: LAKE CITY - 57020		New House		08/05/2013		2013-0357		100%			
Owner's Name/Address		P.R.E. 0%		MAP #:		2019 Est TCV 351,384 TCV/TFA: 289.44							
ODEGARD TIMOTHY E & TRACEY J TRUST 11380 FAWN VALLEY TRAIL FENTON MI 48430		X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
Taxpayer's Name/Address		Public Improvements		* Factors *									
ODEGARD TIMOTHY E & TRACEY J TRUST 11380 FAWN VALLEY TRAIL FENTON MI 48430		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Tax Description		X	Gravel Road		GROUP A 2200/FF 50.00 100.00 1.0000 1.0000 2200 100						110,000		
. SEC 12 T22N R8W LOT 42 BUENA VISTA PARK.		X	Paved Road		50 Actual Front Feet, 0.12 Total Acres						Total Est. Land Value =	110,000	
Comments/Influences		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description	Rate	Size	% Good	Cash Value				
		X	Water		D/W/P: Patio Blocks	11.84	100	0	0				
		X	Sewer		Residential Local Cost Land Improvements								
		X	Electric		Description	Rate	Size	% Good	Cash Value				
		X	Gas		LAND IMPROVE 2500	2,500.00	1	95	2,375				
		X	Curb		Total Estimated Land Improvements True Cash Value =						2,375		
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
			Topography of Site										
		X	Level										
		X	Rolling										
		X	Low										
		X	High										
		X	Landscaped										
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
			Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
			Who	When	What	2019	55,000	120,700	175,700		132,414C		
			TPC 12/27/2017	INSPECTED		2018	60,000	112,600	172,600		129,311C		
			TPC 09/29/2014	INSPECTED		2017	60,000	107,300	167,300		126,652C		
			TPC 11/20/2013	INSPECTED		2016	55,000	102,800	157,800		125,523C		

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	0	Eavestrough	Gas	Oil	Elec.	Appliance Allow.	Interior 1 Story	Area	Type	Year Built: BH	362	WPP	Car Capacity:	Class: C	Exterior: Block
	Mobile Home		Insulation	Wood	Coal	Steam											Cook Top	Interior 2 Story	104	WCP (1 Story)	Brick Ven.: 0
	Town Home	0	Front Overhang	Forced Air w/o Ducts			Garbage Disposal	2nd/Same Stack	45	Treated Wood	Stone Ven.: 0	Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 200 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
	Duplex	0	Other Overhang	Forced Air w/ Ducts			Bath Heater	Exterior 1 Story	Class: C +10 Effec. Age: 3 Floor Area: 1,214 Total Base New : 189,556 Total Depr Cost: 183,853 Estimated T.C.V: 239,009							
	A-Frame	(4) Interior		Forced Hot Water			Vent Fan	Exterior 2 Story						E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:
	Wood Frame	Drywall	Plaster	Electric Baseboard			Hot Tub	Prefab 1 Story								
	Building Style: 1S	Trim & Decoration	Wood T&G	Elec. Ceil. Radiant			Unvented Hood	Prefab 2 Story	X		Storage Area: 0					
	Yr Built 2014	Ex	Ord	Min	Radiant (in-floor)			Vented Hood								
	Remodeled 0	Size of Closets		Electric Wall Heat			Intercom	Heat Circulator	X		Area: 200					
	Condition: Average	Lg	Ord	Small	Space Heater			Raised Hearth								
	Room List	Doors	Solid	H.C.	Wall/Floor Furnace			Wood Stove	X		Storage Area: 0					
	Basement	(5) Floors		No Heating/Cooling			Direct-Vented Ga									
	1st Floor	Kitchen:		Central Air			Microwave	X		Storage Area: 0						
	2nd Floor	Other:		Wood Furnace			Standard Range									
	1 Bedrooms	Other:		(12) Electric			Self Clean Range	X		Storage Area: 0						
	(1) Exterior	0 Amps Service		No./Qual. of Fixtures			Sauna									
	Wood/Shingle	(6) Ceilings		Ex.			Trash Compactor	X		Storage Area: 0						
	Aluminum/Vinyl	No. of Elec. Outlets		Ord.			Central Vacuum									
	Brick	Many		Min			Security System	X		Storage Area: 0						
	Insulation	Ave.		Few			Cost Est. for Res. Bldg: 1 Single Family 1S									
	(2) Windows	(7) Excavation		No. of Elec. Outlets			Clas C 10 Blt 2014			Storage Area: 0						
	Many Avg. Few	Basement: 1214 S.F.		Many			Clas C 10 Blt 2014									
	Large Avg. Small	Crawl: 0 S.F.		Ave.			Clas C 10 Blt 2014			Storage Area: 0						
	Wood Sash	Slab: 0 S.F.		Few			Clas C 10 Blt 2014									
	Metal Sash	Height to Joists: 0.0		(13) Plumbing			Clas C 10 Blt 2014			Storage Area: 0						
	Vinyl Sash	(8) Basement		1 Average Fixture(s)			Clas C 10 Blt 2014									
	Double Hung	Conc. Block		1 3 Fixture Bath			Clas C 10 Blt 2014			Storage Area: 0						
	Horiz. Slide	Poured Conc.		1 2 Fixture Bath			Clas C 10 Blt 2014									
	Casement	Stone		Softener, Auto			Clas C 10 Blt 2014			Storage Area: 0						
	Double Glass	Treated Wood		Softener, Manual			Clas C 10 Blt 2014									
	Patio Doors	Concrete Floor		Solar Water Heat			Clas C 10 Blt 2014			Storage Area: 0						
	Storms & Screens	(9) Basement Finish		No Plumbing			Clas C 10 Blt 2014									
	(3) Roof	Recreation SF		Extra Toilet			Clas C 10 Blt 2014			Storage Area: 0						
	Gable	Living SF		Extra Sink			Clas C 10 Blt 2014									
	Hip	Walkout Doors		Separate Shower			Clas C 10 Blt 2014			Storage Area: 0						
	Gambrel	No Floor SF		Ceramic Tile Floor			Clas C 10 Blt 2014									
	Flat	(10) Floor Support		Ceramic Tile Wains			Clas C 10 Blt 2014			Storage Area: 0						
	Asphalt Shingle	Joists:		Ceramic Tub Alcove			Clas C 10 Blt 2014									
	Chimney:	Unsupported Len:		Vent Fan			Clas C 10 Blt 2014			Storage Area: 0						
		Cntr.Sup:		(14) Water/Sewer			Clas C 10 Blt 2014									
		1		Public Water			Clas C 10 Blt 2014			Storage Area: 0						
		1		Public Sewer			Clas C 10 Blt 2014									
		1		Water Well			Clas C 10 Blt 2014			Storage Area: 0						
		1		1000 Gal Septic			Clas C 10 Blt 2014									
		1		2000 Gal Septic			Clas C 10 Blt 2014			Storage Area: 0						
		1		Lump Sum Items:			Clas C 10 Blt 2014									
		1		Notes:			Clas C 10 Blt 2014			Storage Area: 0						
		1		ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV:			Clas C 10 Blt 2014									

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



Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
HAVERKAMP THOMAS L & AMY	HAVERKAMP FAMILY TRUST	0	08/21/2014	QC	RELATED PARTY	2014-03004	PTA	0.0				
VENEMA WILBERT J & BARBAR	HAVERKAMP THOMAS L & AMY	0	08/20/2014	QC	RELATED PARTY	2014-03303	PTA	0.0				
VENEMA DOUGLAS J & DIANE	VENEMA DOUGLAS J & DIANE	0	08/18/2014	QC	RELATED PARTY	2014-03000	PTA	0.0				
VENEMA DOUGLAS J & DIANE	VENEMA WILBERT J & BARBAR	0	08/18/2014	QC	RELATED PARTY	2014-03002	PTA	0.0				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status				
6450 W LAKEVIEW DR		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
HAVERKAMP FAMILY TRUST 3330 GOLDEN EAGLE CT HUDSONVILLE MI 49426		MAP #:										
		2019 Est TCV 237,659 TCV/TFA: 172.22										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
. SEC 12 T22N R8W LOT 43 BUENA VISTA PARK.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP A 2200/FF 50.00 100.00 1.0000 1.0000 2200 100 110,000								
		Paved Road		50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 110,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description Rate Size % Good Cash Value								
		Water		D/W/P: 4in Ren. Conc. 6.32 1060 50 3,349								
		Sewer		D/W/P: 4in Concrete 5.38 529 50 1,423								
		Electric		Wood Frame 27.65 60 50 829								
		Gas		Total Estimated Land Improvements True Cash Value = 5,601								
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X Rolling										
		Low										
		X High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who When What		2019	55,000	63,800	118,800			84,150C		
		TPC 07/21/2018 INSPECTED		2018	60,000	62,100	122,100			82,178C		
		TPC 12/27/2017 INSPECTED		2017	60,000	58,000	118,000			80,488C		
		TPC 04/02/2012 INSPECTED		2016	55,000	55,100	110,100			79,771C		

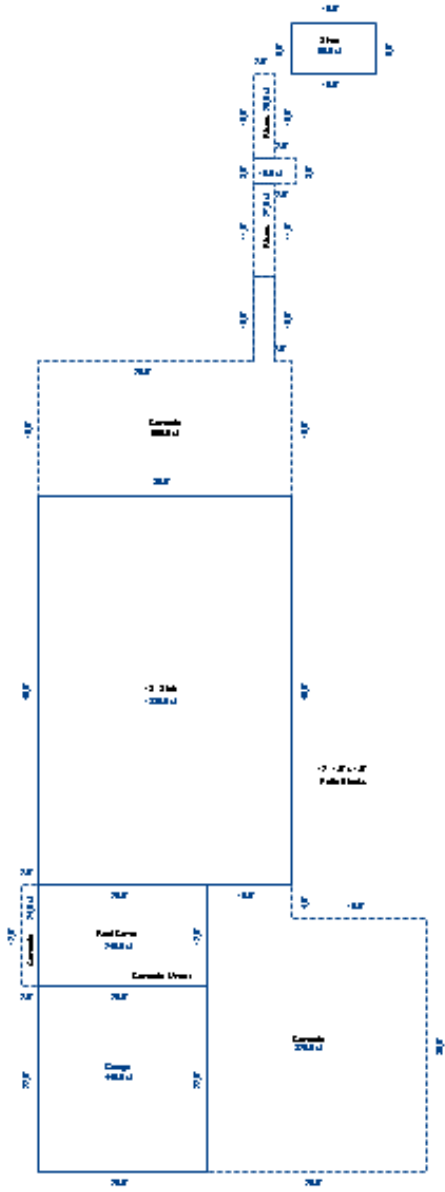


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 240 67	Type Roof Cover Onl Treated Wood	Year Built: 1954 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame Block	X	Drywall Paneled		Plaster Wood T&G			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							
Building Style: 1S		Trim & Decoration														
Yr Built 1954	Remodeled 0	Ex	X	Ord		Min										
Condition: Average		Lg		Ord	X	Small										
Room List		(5) Floors														
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:					(12) Electric									
		100		Amps Service												
		(6) Ceilings														
X	(1) Exterior Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	Ex.	X	Ord.	Min									
		(7) Excavation														
		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1380 S.F. Height to Joists: 0.0														
(2) Windows		(8) Basement														
X	Many Avg. Few	X	Large Avg. Small													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
X	Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish														
		Recreation SF Living SF Walkout Doors No Floor SF														
(3) Roof		(10) Floor Support														
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:													
X	Asphalt Shingle	1 1														
Chimney: Block		2000 Gal Septic 2000 Gal Septic														
		Lump Sum Items:														
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 1380 SF Floor Area = 1380 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas										Cls C -5 Blt 1954						
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Block Slab 1,380 Total: 126,532 75,921																
Other Additions/Adjustments																
Plumbing Average Fixture(s) 1 1,108 665																
Deck Treated Wood 67 1,556 934																
w/Roof (Roof portion) 240 3,017 1,810																
Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)																
Base Cost 440 13,864 8,318																
Water/Sewer Public Sewer 1 1,155 693																
Water Well, 50 Feet 1 2,076 1,246																
Built-Ins Appliance Allow. 1 2,138 1,283																
Fireplaces Exterior 1 Story 1 5,035 3,021																
Local Cost Items SANITARY SEWER 1 0 0																
Totals: 156,481 93,891																
Notes: ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 122,058																

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status			
6474 W LAKEVIEW DR		School: LAKE CITY - 57020		Reroof		09/27/2006		20060323	Complete				
Owner's Name/Address		P.R.E. 100% 07/25/1994		MAP #:		2019 Est TCV 394,949 TCV/TFA: 183.10							
JOSEPH ROBERT L & PAMELA A 6474 LAKEVIEW DRIVE LAKE CITY MI 49651		X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
Taxpayer's Name/Address		Public Improvements		* Factors *									
JOSEPH ROBERT L & PAMELA A 6474 LAKEVIEW DRIVE LAKE CITY MI 49651		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Tax Description		X	Gravel Road		GROUP A 2200/FF	50.00	100.00	1.0000	1.0000	2200	100		110,000
. SEC 12 T22N R8W LOT 44 BUENA VISTA PARK.		X	Paved Road		50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 110,000								
Comments/Influences		X	Storm Sewer		Land Improvement Cost Estimates								
ADD OHG W/BATH ABOVE GRG FOR 01		X	Sidewalk		Description					Rate		Size % Good	Cash Value
		X	Water		D/W/P: 3.5 Concrete					5.00		900 0	0
		X	Sewer		Residential Local Cost Land Improvements								
		X	Electric		Description					Rate		Size % Good	Cash Value
		X	Gas		LAND IMPROVE 2500					2,500.00		1 94	2,350
		X	Curb		Total Estimated Land Improvements True Cash Value = 2,350								
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		Level											
		Rolling											
		Low											
		X	High										
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		X	Waterfront										
		Ravine											
		Wetland											
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2019	55,000	142,500	197,500		159,668C			
		TPC 12/27/2017	INSPECTED		2018	60,000	135,700	195,700		155,926C			
		TPC 04/02/2012	INSPECTED		2017	60,000	126,700	186,700		152,719C			
		TPC 12/17/2010	INSPECTED		2016	55,000	116,900	171,900		151,357C			

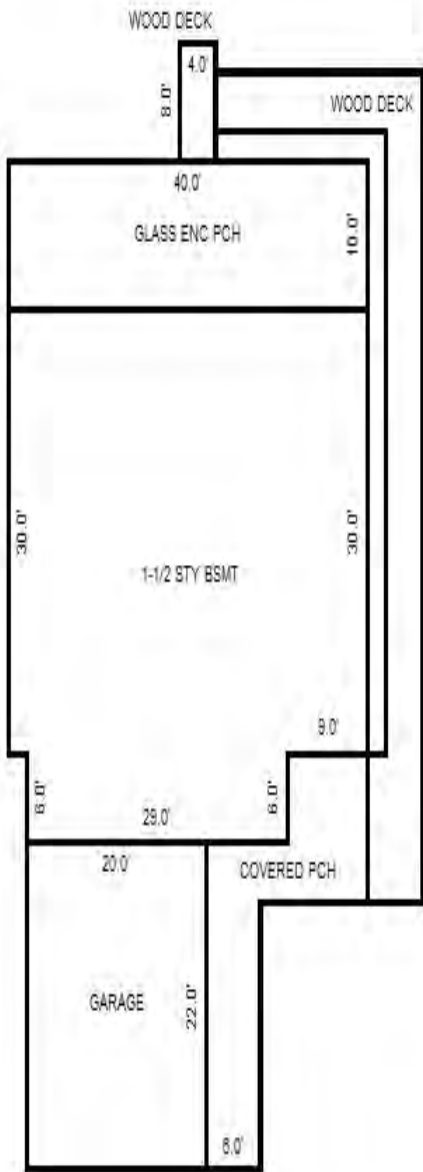


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 400 222 32 240	Type CGEP (1 Story) CCP (1 Story) Treated Wood Treated Wood	Year Built: 1989 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 18 Floor Area: 2,157 Total Base New : 265,076 Total Depr Cost: 217,384 Estimated T.C.V: 282,599		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:					
Building Style: 1.5S		Trim & Decoration		Central Air Wood Furnace			(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1.5S		Cls C 5 Blt 1989							
Yr Built 1989	Remodeled 0	Ex	X	Ord	Min	200 Amps Service			Ground Area = 1374 SF Floor Area = 2157 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82									
Condition: Average		Lg	X	Ord	Small	(13) Plumbing			Building Areas									
Room List		(5) Floors		No./Qual. of Fixtures			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			1.5 Story		Siding		Basement		1,374					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			1 Story		Siding		Overhang		96					
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Many X Ave. Few			Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		1,120		918	
	Insulation	X	Skylight	(8) Basement			Plumbing		Porches		3 Fixture Bath		1		3,525		2,890	
(2) Windows		(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Average Fixture(s)		CGEP (1 Story)		CCP (1 Story)		400		16,548		13,569	
X	Many Avg. X Few	Large Avg. X Small		Recreation SF Living SF Walkout Doors No Floor SF			3 Fixture Bath		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		32		1,066		874	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(10) Floor Support		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer		Deck		Treated Wood Treated Wood		240		3,545		2,907	
X	Double Glass Patio Doors Storms & Screens	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Finished)		440		18,797		15,414	
(3) Roof		Gable Hip Flat		Gambrel Mansard Shed		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Base Cost		Common Wall: 1 Wall		1		-2,038		-1,671		
X	Asphalt Shingle	Chimney: Metal		Lump Sum Items:		Average Fixture(s)		Door Opener		Water/Sewer		1		1,134		930		
								Water Well, 50 Feet		Built-Ins		1		2,038		1,671		
								Appliance Allow.		Local Cost Items		1		2,099		1,721		
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																		

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



Sketch by Apex IV™

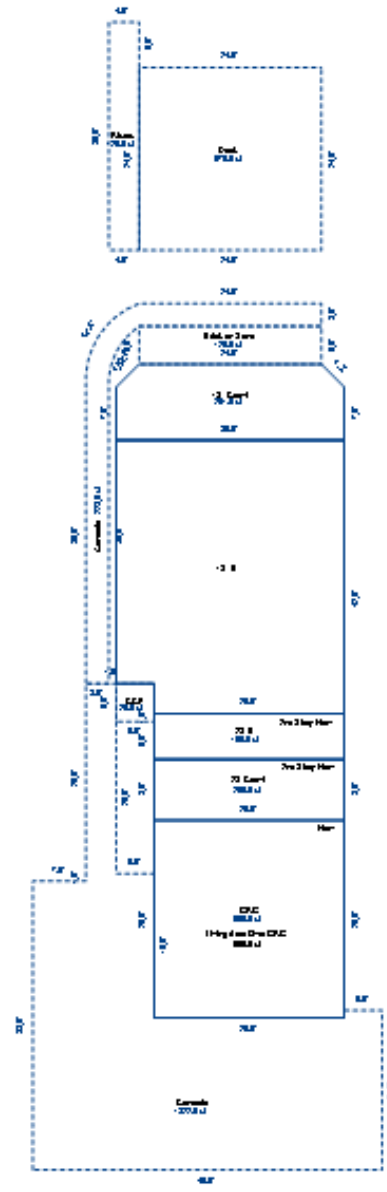
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status							
6478 W LAKEVIEW DR		School: LAKE CITY - 57020		New House		09/19/2017		2017-0462	100%								
Owner's Name/Address		P.R.E. 0%		Addition		04/30/2010		20100175	100%								
HOEFT GORDON J 1548 BARRON HOWELL MI 48855		MAP #:		2019 Est TCV 374,630 TCV/TFA: 149.79													
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS											
. SEC 12 T22N R8W LOT 45 BUENA VISTA PARK.		Public Improvements		Description		Frontage		Depth		* Factors *							
Comments/Influences		X		Dirt Road		50.00		100.00		1.0000 1.0000							
		X		Gravel Road		50 Actual Front Feet, 0.12 Total Acres		Rate %Adj.		Reason Value							
		X		Paved Road				2200 100		110,000							
		X		Storm Sewer				Total Est. Land Value =		110,000							
		X		Sidewalk													
		X		Water													
		X		Sewer													
		X		Electric													
		X		Gas													
		X		Curb													
		X		Street Lights													
				Standard Utilities													
				Underground Utils.													
				Topography of Site													
		X		Level													
		X		Rolling													
		X		Low													
		X		High													
		X		Landscaped													
		X		Swamp													
		X		Wooded													
		X		Pond													
		X		Waterfront													
		X		Ravine													
		X		Wetland													
		X		Flood Plain													
				Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		Who		When		What		2019		55,000		132,300		187,300		128,624C	
		JWV		11/26/2018		INSPECTED		2018		60,000		100,700		160,700		105,102C	
		JWV		12/20/2017		INSPECTED		2017		60,000		71,000		131,000		78,749C	
		TPC		04/07/2012		INSPECTED		2016		55,000		68,100		123,100		78,047C	



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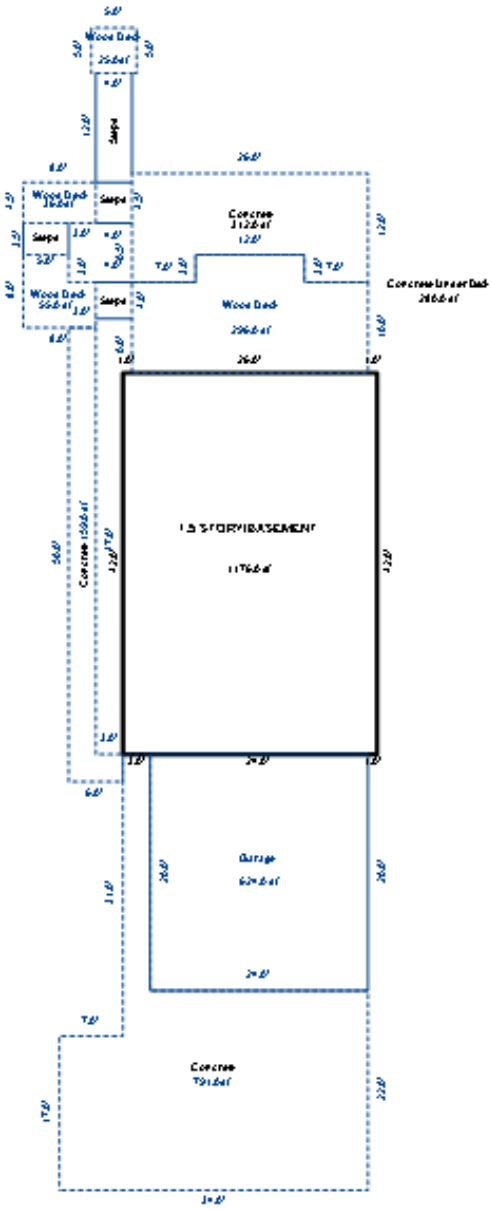
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
		188,000	10/01/1997	WD	Download	314:209		0.0							
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status							
6484 W LAKEVIEW DR		School: LAKE CITY - 57020			ALTERATION	03/24/2017	2017-0067	100%							
Owner's Name/Address		P.R.E. 0%		MAP #:											
THOMAS MICHAEL E & SUSAN R 2425 SECLUDED LANE FLINT MI 48507		2019 Est TCV 358,662 TCV/TFA: 203.32													
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS											
THOMAS MICHAEL E & SUSAN R 2425 SECLUDED LANE FLINT MI 48507		Public Improvements		* Factors *											
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value			
SEC 12 T22N R8W LOT 46 BUENA VISTA PARK.		Gravel Road		GROUP A 2200/FF	50.00	100.00	1.0000	1.0000	2200	100		110,000			
Comments/Influences		Paved Road		50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =	110,000					
		Storm Sewer		Land Improvement Cost Estimates											
		Sidewalk		Description											
		Water		D/W/P: 3.5 Concrete				Rate	5.00	Size	1542	% Good	0	Cash Value	0
		Sewer		Residential Local Cost Land Improvements											
		Electric		Description											
		Gas		LAND IMPROVE 2500				Rate	2,500.00	Size	1	% Good	100	Cash Value	2,500
		Curb		Total Estimated Land Improvements True Cash Value = 2,500											
		Street Lights													
		Standard Utilities													
		Underground Utils.													
		Topography of Site													
		Level													
		Rolling													
		Low													
		High													
		Landscaped													
		Swamp													
		Wooded													
		Pond													
		Waterfront													
		Ravine													
		Wetland													
		Flood Plain													
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value							
		2019	55,000	124,300	179,300			149,728C							
		2018	60,000	118,000	178,000			145,536C							
		2017	60,000	114,000	174,000			142,543C							
		2016	55,000	105,200	160,200			141,272C							
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		JWV	11/26/2018	INSPECTED											
		TPC	08/16/2018	INSPECTED											
		TPC	12/27/2017	INSPECTED											



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 296 116	Type Treated Wood Treated Wood	Year Built: 1988 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 19 Floor Area: 1,764 Total Base New : 233,759 Total Depr Cost: 189,355 Estimated T.C.V: 246,162		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.5S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.5S		Cls C 5 Blt 1988			
Yr Built 1988	Remodeled 2018	Ex	X	Ord		Min	No. of Elec. Outlets			Ground Area = 1176 SF Floor Area = 1764 SF.					
Condition: Average		Lg	X	Ord		Small	Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81					
Room List		(5) Floors		No./Qual. of Fixtures			(13) Plumbing			Building Areas					
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			Average Fixture(s) 1 3 Fixture Bath 2 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost					
(1) Exterior		(6) Ceilings		200 Amps Service			1.5 Story Siding Basement			1,176		Total: 180,308		146,061	
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Basement: 1176 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Other Additions/Adjustments					
(2) Windows		(7) Excavation		Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Basement, Outside Entrance, Below Grade		1		1,942 1,573	
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Lump Sum Items:			Plumbing					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	(9) Basement Finish			Water Well, 100 Feet			Average Fixture(s)		1		1,120 907	
X	Double Glass Patio Doors Storms & Screens	588	Recreation SF Living SF Walkout Doors No Floor SF	(10) Floor Support			Built-Ins			3 Fixture Bath		1		3,525 2,855	
X	Gable Hip Flat		Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			Appliance Allow.			Deck		296 116		4,061 3,289 2,178 1,764	
X	Asphalt Shingle			Chimney: Brick			Fireplaces			Garages		1		2,099 1,700	
							Water/Sewer			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		1		6,089 4,932	
							Public Sewer			Base Cost		624		19,893 16,113	
							Water Well, 100 Feet			Common Wall: 1 Wall		1		-2,038 -1,651	
							Built-Ins			Door Opener		1		415 336	
							Appliance Allow.			Water/Sewer		1		1,134 919	
							Fireplaces			Public Sewer		1		4,407 3,570	
							Exterior 2 Story			Water Well, 100 Feet		1		2,099 1,700	
							Local Cost Items			Treated Wood		1		6,089 4,932	
							SANITARY SEWER			Treated Wood		1		0 0 *	
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TRIM RALPH A & JOANNE L H	TRIM RALPH A & JOANNE L T	1	11/30/2012	QC	QUIT CLAIM	2012-03876		0.0
TRIM RALPH A & JOANNE L T	TRIM RALPH A & JOANNE L H	1	11/28/2012	QC	QUIT CLAIM	2012-03869		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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6490 W LAKEVIEW DR School: LAKE CITY - 57020

P.R.E. 100% 06/14/2000

Owner's Name/Address MAP #:

TRIM RALPH A & JOANNE L TRUSTS 2019 Est TCV 400,135 TCV/TFA: 187.86

6490 W LAKEVIEW DR LAKE CITY MI 49651

X Improved Vacant Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

Tax Description Public Improvements * Factors *

. SEC 12 T22N R8W LOT 47 BUENA VISTA PARK. Description Frontage Depth Front Depth Rate %Adj. Reason Value

Comments/Influences X Gravel Road 50.00 100.00 1.0000 1.0000 2200 100 110,000

X Paved Road 50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 110,000

X Storm Sewer Land Improvement Cost Estimates

X Sidewalk Description Rate Size % Good Cash Value

X Water D/W/P: 3.5 Concrete 5.00 840 0 0

X Sewer Residential Local Cost Land Improvements

X Electric Description Rate Size % Good Cash Value

X Gas LAND IMPROVE 2500 2,500.00 1 95 2,375

X Curb Total Estimated Land Improvements True Cash Value = 2,375

X Street Lights

Standard Utilities

Underground Utils.

Topography of Site

Level

Rolling

Low

X High

Landscaped

Swamp

Wooded

Pond

X Waterfront

Ravine

Wetland

Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	55,000	145,100	200,100			135,879C
2018	60,000	137,800	197,800			132,695C
2017	60,000	128,700	188,700			129,966C
2016	55,000	123,300	178,300			128,807C

Who When What 2019 55,000 145,100 200,100 135,879C

TPC 12/27/2017 INSPECTED 2018 60,000 137,800 197,800 132,695C

TPC 04/07/2012 INSPECTED 2017 60,000 128,700 188,700 129,966C

2016 55,000 123,300 178,300 128,807C

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Missaukee, Michigan

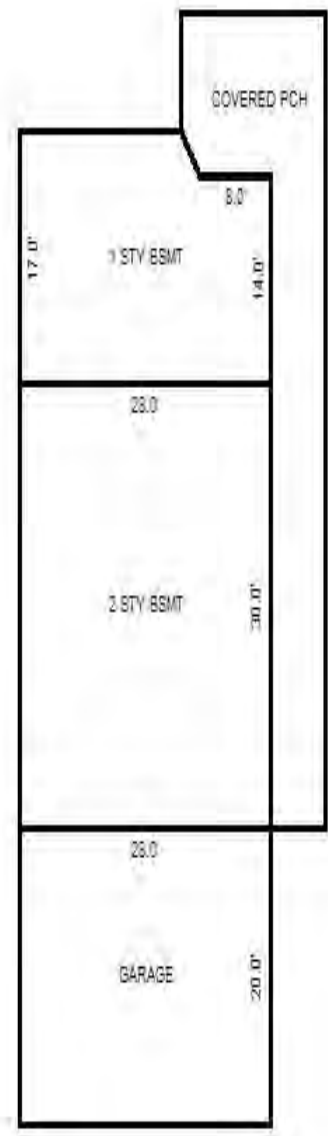
*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 434	Type CCP (1 Story) 80 Treated Wood	Year Built: 1991 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 560 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G														
Building Style: 1S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 20 Floor Area: 2,130 Total Base New : 276,715 Total Depr Cost: 221,355 Estimated T.C.V: 287,762		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:					
Yr Built 1991	Remodeled 0	Ex	X	Ord		Min	Central Air Wood Furnace			Total Base New : 276,715 Total Depr Cost: 221,355 Estimated T.C.V: 287,762		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:					
Condition: Average		Lg	X	Ord		Small	200 Amps Service			Total Base New : 276,715 Total Depr Cost: 221,355 Estimated T.C.V: 287,762		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:					
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric			Total Base New : 276,715 Total Depr Cost: 221,355 Estimated T.C.V: 287,762		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:					
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			200 Amps Service			Total Base New : 276,715 Total Depr Cost: 221,355 Estimated T.C.V: 287,762		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:					
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Total Base New : 276,715 Total Depr Cost: 221,355 Estimated T.C.V: 287,762		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	Ex.	X	Ord.		Min	No. of Elec. Outlets			Total Base New : 276,715 Total Depr Cost: 221,355 Estimated T.C.V: 287,762		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:			
(2) Windows		(7) Excavation		Many			X	Ave.		Few	Building Areas			Total Base New : 276,715 Total Depr Cost: 221,355 Estimated T.C.V: 287,762		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:	
X	Many Avg. Few		Large Avg. Small	Basement: 1290 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Total Base New : 276,715 Total Depr Cost: 221,355 Estimated T.C.V: 287,762		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath			Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 450 2 Story Siding Basement 840 Total: 229,834 183,850			Total Base New : 276,715 Total Depr Cost: 221,355 Estimated T.C.V: 287,762		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
X	Double Glass Patio Doors Storms & Screens		Recreation SF Living SF Walkout Doors No Floor SF	(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Porches CCP (1 Story) Deck Treated Wood Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 560 18,480 14,784 Common Wall: 1 Wall 1 -2,038 -1,630 Water/Sewer Public Sewer 1 1,134 907 Water Well, 100 Feet 1 4,407 3,526 Built-Ins Appliance Allow. 1 2,099 1,679 Fireplaces Interior 1 Story 1 4,051 3,241 Prefab 1 Story 1 1,967 1,574			Total Base New : 276,715 Total Depr Cost: 221,355 Estimated T.C.V: 287,762		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
(3) Roof		(9) Basement Finish		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 560 18,480 14,784 Common Wall: 1 Wall 1 -2,038 -1,630 Water/Sewer Public Sewer 1 1,134 907 Water Well, 100 Feet 1 4,407 3,526 Built-Ins Appliance Allow. 1 2,099 1,679 Fireplaces Interior 1 Story 1 4,051 3,241 Prefab 1 Story 1 1,967 1,574			Total Base New : 276,715 Total Depr Cost: 221,355 Estimated T.C.V: 287,762		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 560 18,480 14,784 Common Wall: 1 Wall 1 -2,038 -1,630 Water/Sewer Public Sewer 1 1,134 907 Water Well, 100 Feet 1 4,407 3,526 Built-Ins Appliance Allow. 1 2,099 1,679 Fireplaces Interior 1 Story 1 4,051 3,241 Prefab 1 Story 1 1,967 1,574			Total Base New : 276,715 Total Depr Cost: 221,355 Estimated T.C.V: 287,762		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 560 18,480 14,784 Common Wall: 1 Wall 1 -2,038 -1,630 Water/Sewer Public Sewer 1 1,134 907 Water Well, 100 Feet 1 4,407 3,526 Built-Ins Appliance Allow. 1 2,099 1,679 Fireplaces Interior 1 Story 1 4,051 3,241 Prefab 1 Story 1 1,967 1,574			Total Base New : 276,715 Total Depr Cost: 221,355 Estimated T.C.V: 287,762		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
Chimney: Metal		Recreation SF Living SF Walkout Doors No Floor SF		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 560 18,480 14,784 Common Wall: 1 Wall 1 -2,038 -1,630 Water/Sewer Public Sewer 1 1,134 907 Water Well, 100 Feet 1 4,407 3,526 Built-Ins Appliance Allow. 1 2,099 1,679 Fireplaces Interior 1 Story 1 4,051 3,241 Prefab 1 Story 1 1,967 1,574			Total Base New : 276,715 Total Depr Cost: 221,355 Estimated T.C.V: 287,762		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		

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

<<<< Calculations too long. See Valuation printout for complete pricing. >>>>

WOOD DECK



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status				
6500 W LAKEVIEW DR		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
HUXTABLE-KOCH MARY J TRUSTEE 4330 S 144TH ST #206 OMAHA NE 68137-1051		MAP #:		2019 Est TCV 188,679 TCV/TFA: 166.68								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
. SEC 12 T22N R8W LOT 48 BUENA VISTA PARK.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP A 2200/FF	50.00	100.00	1.0000	1.0000	2200	100		110,000
		Paved Road		50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =		110,000	
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description								
		Water		Rate								
		X Sewer		Residential Local Cost Land Improvements								
		X Electric		Description								
		X Gas		Rate								
		Curb		Size % Good								
		X Street Lights		Cash Value								
		Standard Utilities		LAND IMPROVE 1000								
		Underground Utils.		1,000.00								
		Topography of Site		Total Estimated Land Improvements True Cash Value =								
		Level		950								
		Rolling		950								
		Low		950								
		X High		950								
		Landscaped		950								
		Swamp		950								
		Wooded		950								
		Pond		950								
		X Waterfront		950								
		Ravine		950								
		Wetland		950								
		Flood Plain		950								
		Who		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		When		2019	55,000	39,300	94,300			61,499C		
		What		2018	60,000	36,300	96,300			60,058C		
		TPC 12/27/2017 INSPECTED		2017	60,000	33,900	93,900			58,823C		
		TPC 04/07/2012 INSPECTED		2016	55,000	32,500	87,500			58,299C		

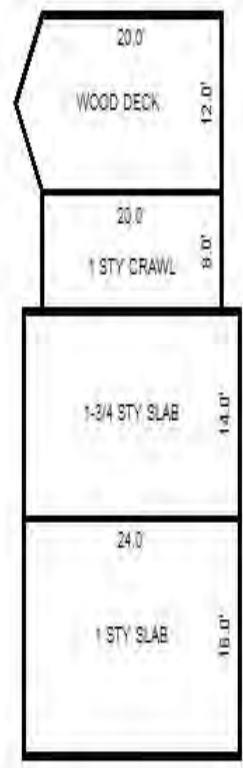


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 272	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Exterior Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame		Drywall X Paneled			Plaster Wood T&G										
Building Style: 1S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 40 Floor Area: 1,132 Total Base New : 99,653 Total Depr Cost: 59,792 Estimated T.C.V: 77,729		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1932	Remodeled 0	Ex	X Ord	Min	Size of Closets			Central Air Wood Furnace								
Condition: Average		Lg	X Ord	Small	Doors			(12) Electric								
Room List		(5) Floors		Kitchen: Other: Other:			200 Amps Service									
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 880 SF Floor Area = 1132 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Cls CD		Blt 1932				
(1) Exterior		Ex.	X Ord.	Min	No. of Elec. Outlets			Building Areas								
X	Wood/Shingle Aluminum/Vinyl Brick	Many	X Ave.	Few	(7) Excavation			Stories Exterior Foundation Size Cost New Depr. Cost								
	Insulation	Basement: 0 S.F. Crawl: 160 S.F. Slab: 720 S.F. Height to Joists: 0.0			(13) Plumbing			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 384 1.75 336 1 160		Total: 90,523 54,314			
(2) Windows		(8) Basement			(14) Water/Sewer			Other Additions/Adjustments Plumbing Average Fixture(s) Deck Treated Wood Water/Sewer Public Sewer Water Well, 50 Feet Built-Ins Appliance Allow. Local Cost Items SANITARY SEWER			1 933 560 272 3,762 2,257 1 1,006 604 1 1,962 1,177 1 1,467 880 1 0 0		Totals: 99,653 59,792			
X	Many Avg. X Few Small	(9) Basement Finish			(10) Floor Support			Notes: ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 77,729								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF	1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:										
(3) Roof		Chimney: Block														

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



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HEGLER VIOLA ESTATE	QUADERER CHARLES F & SALL	240,000	06/22/2007	PRD	Not Qualified	2007/2364		100.0
HEGLER VIOLA (DECEASED)	HEGLER GARY G (PERSONAL R	0	02/20/2007	OTH	Not Qualified	2007/710		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6510 W LAKEVIEW DR			REPAIR	06/14/2018	2018-0246	100%

Owner's Name/Address	MAP #:
QUADERER CHARLES F & SALLY A 6785 VOLKMER RD CHESANING MI 48616	2019 Est TCV 226,869 TCV/TFA: 207.76

X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

Taxpayer's Name/Address	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
QUADERER CHARLES F & SALLY A 6785 VOLKMER RD CHESANING MI 48616	X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer X Electric X Gas X Curb	GROUP A 2200/FF	50.00	100.00	1.0000	1.0000	2200	100		110,000
		50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 110,000								

Tax Description	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
. SEC 12 T22N R8W LOT 49 BUENA VISTA PARK.	X Street Lights X Standard Utilities X Underground Utils.	D/W/P: 4in Concrete	5.29	364	0	0
		D/W/P: Brick on Sand	13.67	287	0	0
		D/W/P: 3.5 Concrete	5.00	249	0	0
		D/W/P: Patio Blocks	11.84	218	0	0

Comments/Influences	Residential Local Cost Land Improvements	Description	Rate	Size	% Good	Cash Value
		LAND IMPROVE 5000	5,000.00	1	100	5,000
		Total Estimated Land Improvements True Cash Value =				5,000

Topography of Site	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
	X											

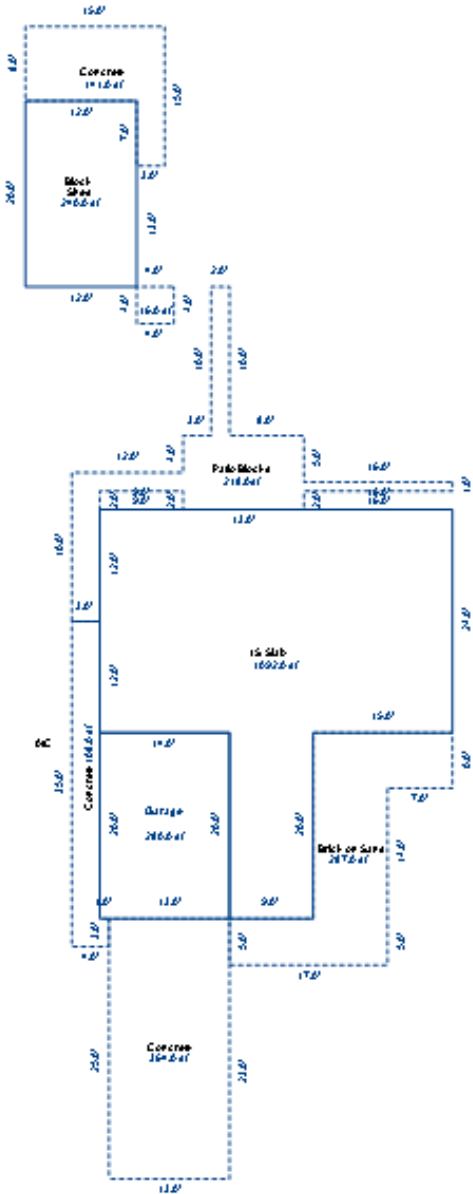
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	55,000	58,400	113,400			85,950C
2018	60,000	45,800	105,800			83,563C
2017	60,000	42,800	102,800			81,845C
2016	55,000	41,000	96,000			81,115C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																																																					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area Type	Year Built: 1952 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 280 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																																					
X	Wood Frame	X	Drywall Paneled				Plaster Wood T&G																																																																																																																																												
Building Style: 1S		Trim & Decoration																																																																																																																																																	
Yr Built	Remodeled	Ex	X	Ord			Min																																																																																																																																												
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(2) Windows		(7) Excavation			(13) Plumbing																																																																																																																																														
X	Many Avg. Few	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1092 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																																																														
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	Chimney: Metal	Joists: Unsupported Len: Cntr.Sup:																																																																																																																																																	
<p>Cost Est. for Res. Bldg: 1 Single Family 1S Cls C -5 Blt 1952</p> <p>(11) Heating System: Forced Heat & Cool Ground Area = 1092 SF Floor Area = 1092 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65</p> <table border="1"> <thead> <tr> <th>Building Areas</th> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>1,092</td> <td>Total:</td> <td>106,465</td> <td>69,201</td> </tr> <tr> <td colspan="7">Other Additions/Adjustments</td> </tr> <tr> <td colspan="7">Plumbing</td> </tr> <tr> <td colspan="7">Average Fixture(s) 1 1,120 728</td> </tr> <tr> <td colspan="7">Garages</td> </tr> <tr> <td colspan="7">Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)</td> </tr> <tr> <td></td> <td>Base Cost</td> <td>280</td> <td>11,830</td> <td>7,689</td> <td></td> <td></td> </tr> <tr> <td colspan="7">Common Wall: 1 Wall 1 -2,038 -1,325</td> </tr> <tr> <td colspan="7">Class: C Exterior: Block Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td></td> <td>Base Cost</td> <td>240</td> <td>9,744</td> <td>6,334</td> <td></td> <td></td> </tr> <tr> <td colspan="7">Water/Sewer</td> </tr> <tr> <td></td> <td>Public Sewer</td> <td>1</td> <td>1,134</td> <td>737</td> <td></td> <td></td> </tr> <tr> <td></td> <td>Water Well, 50 Feet</td> <td>1</td> <td>2,038</td> <td>1,325</td> <td></td> <td></td> </tr> <tr> <td colspan="7">Built-Ins</td> </tr> <tr> <td></td> <td>Appliance Allow.</td> <td>1</td> <td>2,099</td> <td>1,364</td> <td></td> <td></td> </tr> <tr> <td colspan="7">Local Cost Items</td> </tr> <tr> <td></td> <td>SANITARY SEWER</td> <td>1</td> <td>0</td> <td>0</td> <td></td> <td>*</td> </tr> <tr> <td colspan="5">Totals:</td> <td>132,392</td> <td>86,053</td> </tr> </tbody> </table> <p>Notes: ECF (403 - LAKE MISSAUKEE AREA RES) 1.300 => TCV: 111,869</p>															Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	1,092	Total:	106,465	69,201	Other Additions/Adjustments							Plumbing							Average Fixture(s) 1 1,120 728							Garages							Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)								Base Cost	280	11,830	7,689			Common Wall: 1 Wall 1 -2,038 -1,325							Class: C Exterior: Block Foundation: 18 Inch (Unfinished)								Base Cost	240	9,744	6,334			Water/Sewer								Public Sewer	1	1,134	737				Water Well, 50 Feet	1	2,038	1,325			Built-Ins								Appliance Allow.	1	2,099	1,364			Local Cost Items								SANITARY SEWER	1	0	0		*	Totals:					132,392	86,053
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALLEN MICHAEL J & CYNTHIA	ALLEN MICHAEL J & CYNTHIA	0	12/10/2014	QC	QUIT CLAIM	2014-04076		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6514 W LAKEVIEW DR						
	School: LAKE CITY - 57020					
	P.R.E. 100% 07/25/1994					
Owner's Name/Address	MAP #:					
ALLEN MICHAEL J & CYNTHIA L TRUST P O BOX 934 LAKE CITY MI 49651	2019 Est TCV 340,075 TCV/TFA: 165.49					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS									
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value		
. SEC 12 T22N R8W LOT 50 BUENA VISTA PARK.	X		Dirt Road	50.00	100.00	1.0000	1.0000	2200	100		110,000	
			Gravel Road	50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	110,000

Comments/Influences	X Sewer	X Electric	X Gas	X Curb	X Street Lights	Land Improvement Cost Estimates			
						Description	Rate	Size % Good	Cash Value
						Residential Local Cost Land Improvements			
						Description	Rate	Size % Good	Cash Value
						LAND IMPROVE 1000	1,000.00	2 95	1,900
						Total Estimated Land Improvements True Cash Value = 1,900			

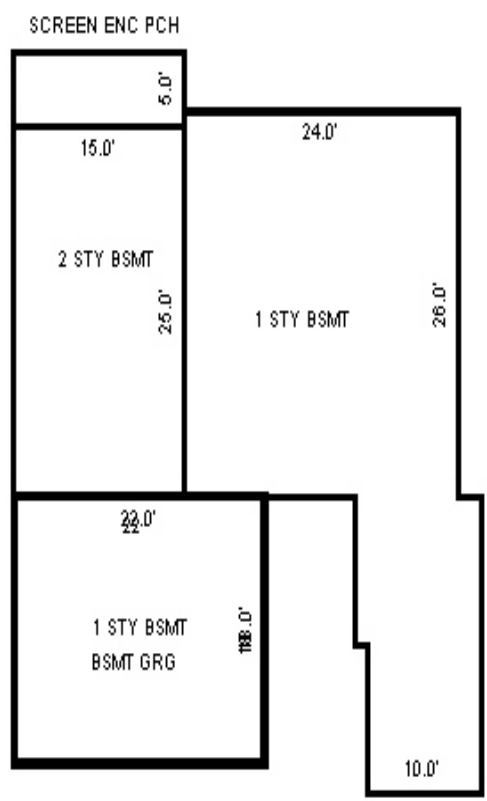
Topography of Site	X Rolling	X High	X Waterfront	Residential Local Cost Land Improvements			
				Description	Rate	Size % Good	Cash Value
				Standard Utilities			
				Underground Utils.			



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	55,000	115,000	170,000			104,076C
2018	60,000	108,100	168,100			101,637C
2017	60,000	100,900	160,900			99,547C
2016	55,000	96,600	151,600			98,660C

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



Sketch by Apex IV™

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HALL LISA	HALL LISA R & MAURICE	1	06/04/2018	QC	FAMILY SALE	2018-01825		0.0
TRIM RALPH & JOANNE	HALL LISA	1	09/23/2016	QC	RELATED PARTY	2016-03141	PTA	0.0
BORLE DONALD A & BORLE KE	TRIM RALPH & JOANNE	46,000	08/01/2016	WD	Arms Length	2016-02554	PTA	100.0
BORLE DONALD ALBERT	BORLE DONALD A & BORLE KE	0	08/31/2013	QC	RELATED PARTY	2014-01670	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6521 W LAKEVIEW DR						
	School: LAKE CITY - 57020					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
HALL LISA R & MAURICE 3417 WARWICH DR ROCHESTER MI 48309-4708	2019 Est TCV 59,292 TCV/TFA: 85.93

X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
		* Factors *
		Description Frontage Depth Front Depth Rate %Adj. Reason Value

Tax Description	X	Dirt Road						
. SEC 12 T22N R8W LOTS 51 & 52 BUENA VISTA PARK.	X	Gravel Road						12,000
Comments/Influences	X	Paved Road						8,000
		Storm Sewer						
		Sidewalk						
		Water						
	X	Sewer						723
	X	Electric						
	X	Gas						
	X	Curb						950
	X	Street Lights						1,673
		Standard Utilities						
		Underground Utils.						

Land Improvement Cost Estimates	Description	Rate	Size % Good	Cash Value
	Wood Frame	20.37	71 50	723
	Residential Local Cost Land Improvements			

Description	Rate	Size % Good	Cash Value
LAND IMPROVE 1000	1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =			1,673



Topography of Site
X Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

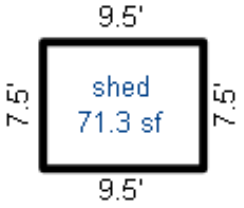
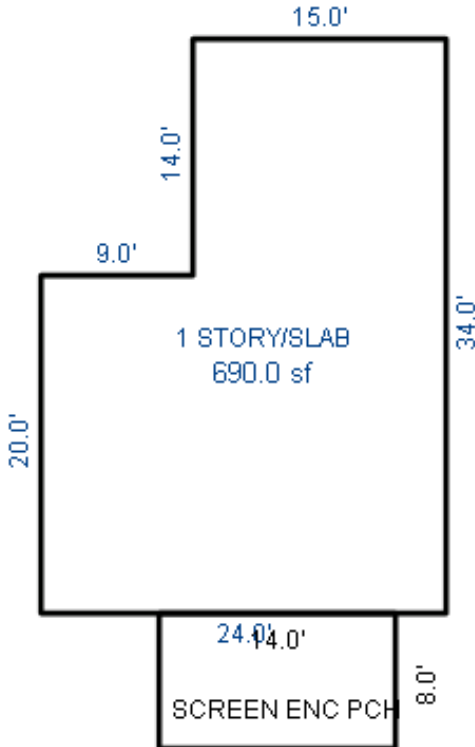
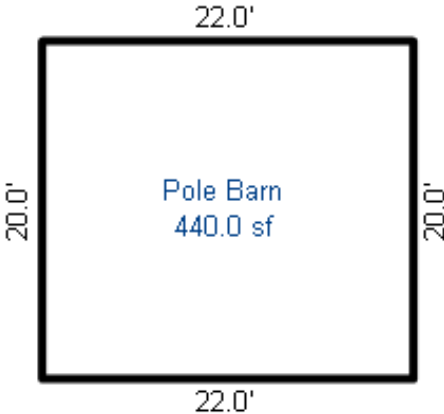
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	10,000	19,600	29,600			26,973C
2018	10,000	19,900	29,900			26,341C
2017	8,000	17,800	25,800			25,800S
2016	10,000	19,200	29,200			16,625C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 112	Type CSEP (1 Story)	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		Drywall Paneled		Plaster Wood T&G										
Building Style: 1S		Trim & Decoration		X											
Yr Built 1928	Remodeled 0	Ex	Ord	X	Min	Size of Closets									
Condition: Average		Lg	Ord	X	Small	Doors									
Room List		(5) Floors		Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(12) Electric			100 Amps Service								
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S					Cls D Blt 1928			
X	Wood/Shingle Aluminum/Vinyl Brick			Ex.	Ord.	X	Min	(11) Heating System: Electric Wall Heat							
Insulation				No. of Elec. Outlets			Ground Area = 690 SF Floor Area = 690 SF.								
(2) Windows				Many	Ave.	X	Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55							
X	Many Avg. Few	X	Large Avg. Small	(7) Excavation			Building Areas								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Basement: 0 S.F. Crawl: 0 S.F. Slab: 210 S.F. Height to Joists: 0.0		(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost								
X	Double Glass Patio Doors Storms & Screens	(8) Basement		1	Average Fixture(s)		1 Story Pine Logs Piers 480								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1	3 Fixture Bath		1 Story Siding Slab 210								
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments								
(3) Roof				(14) Water/Sewer			Plumbing								
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF		1 Average Fixture(s)			Average Fixture(s)								
X	Asphalt Shingle	(10) Floor Support		1 Public Water			Porches								
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		1 Public Sewer			CSEP (1 Story)								
				1 Water Well			Garages								
				1000 Gal Septic			Class: D Exterior: Pole (Unfinished)								
				2000 Gal Septic			Base Cost								
				Lump Sum Items:			Water/Sewer								
							Public Water								
							Public Sewer								
							Water Well								
							1000 Gal Septic								
							2000 Gal Septic								
							Vent Fan								
							Built-Ins								
							Appliance Allow.								
							Fireplaces								
							Exterior 1 Story								
							Local Cost Items								
							SANITARY SEWER								
							Notes:								
							ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV:					37,619			
							Totals:			77,729		42,749			

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MADDUX SUSAN	MADDUX SUSAN M FAMILY TRU	0	05/03/2017	QC	RELATED PARTY	2017-0196	PTA	0.0
KANIPE FORREST ESTATE	MADDUX SUSAN	85,000	08/02/2013	WD	ESTATE SALE	2013-02693	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1625 S BACON AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 75,875 TCV/TFA: 90.33					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS						
		Public Improvements			Description	Frontage	Depth	Rate	%Adj.	Reason	Value
. SEC 12 T22N R8W LOTS 53, 54 & 55 BUENA VISTA PARK.	X	Dirt Road		<Site Value D> GROUP D BACKLOT			8000	100	LOT 53	8,000
		Gravel Road		<Site Value D> GROUP D BACKLOT			8000	100	LOT 54	8,000
		Paved Road		<Site Value D> GROUP D BACKLOT			8000	100	LOT 55	8,000
		Storm Sewer		150 Actual Front Feet, 0.34 Total Acres			Total Est. Land Value =			24,000

Comments/Influences	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
	X	Sewer			
	X	Electric			
	X	Gas	D/W/P: 3.5 Concrete	4.68	280 0
	X	Curb	Residential Local Cost Land Improvements		
	X	Street Lights	Description	Rate	Size % Good
		Standard Utilities	LAND IMPROVE 1000	0.00	0 95
		Underground Utils.	Total Estimated Land Improvements True Cash Value =		950



Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
	X												

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	12,000	25,900	37,900			36,278C
2018	12,000	25,500	37,500			35,428C
2017	12,000	22,700	34,700			34,700S
2016	18,000	24,500	42,500			42,326C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 20 90	Type WCP (1 Story) Treated Wood	Year Built: 1987 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		Drywall X Paneled	X	Plaster Wood T&G									
Building Style: 1.25S		Trim & Decoration		Central Air Wood Furnace			(12) Electric		Class: CD Effec. Age: 40 Floor Area: 840 Total Base New : 96,452 Total Depr Cost: 57,869 Estimated T.C.V: 50,925		E.C.F. X 0.880		Bsmnt Garage:	
Yr Built 1965	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S				Cls CD Blt 1965		
Condition: Average		Lg	X Ord	Small	No. of Elec. Outlets			Ground Area = 672 SF Floor Area = 840 SF.						
Room List		Doors		Solid	X	H.C.	Plumbing							
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(6) Ceilings			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas		Depr. Cost		
(1) Exterior		(7) Excavation		Basement: 0 S.F. Crawl: 672 S.F. Slab: 0 S.F. Height to Joists: 0.0			Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost				
X	Wood/Shingle Aluminum/Vinyl Brick	(8) Basement		Recreation SF Living SF Walkout Doors No Floor SF			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments				
	Insulation	(9) Basement Finish		(14) Water/Sewer			Lump Sum Items:			Plumbing				
(2) Windows		Many Avg. X Large Avg. Small		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 1 933 560			Deck				
X	Wood Sash Metal Sash Vinyl Sash	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Treated Wood Garages			Treated Wood		1,077		
X	Double Hung Horiz. Slide Casement	(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost		15,022 9,013		
X	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			Public Sewer		1,006 604		
(3) Roof		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water Well, 50 Feet			Water Well, 50 Feet		1,962 1,177		
X	Gable Hip Flat	Gambrel Mansard Shed		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins			Appliance Allow.		1 880		
X	Asphalt Shingle	Chimney: Brick		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Porches			WCP (1 Story)		20 1,072 643		
				Lump Sum Items:			Local Cost Items			SANITARY SEWER		1 0 0		
							Notes:			Totals:		96,452 57,869		
										ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCVC:		50,925		

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANDERSTOW GARDNER	VANDERSTOW HOWARD J	1	08/06/2012	QC	RELATED PARTY	2012-02649		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
6518 W LAKEVIEW DR						
Owner's Name/Address	School: LAKE CITY - 57020					
VANDERSTOW HOWARD J	P.R.E. 0%					
7818 W WELCH RD	MAP #:					
EMPIRE MI 49630	2019 Est TCV 24,956					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
. SEC 12 T22N R8W LOTS 56 & 57 BUENA VISTA PARK.		X		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				<Site Value C>	C	BACK LOTS	12K		12000	100	LOT 56	12,000
				<Site Value C>	C	BACK LOTS	12K		12000	100	LOT 57	12,000
				98 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 24,000								

Comments/Influences	Public Improvements	Land Improvement Cost Estimates				
	Dirt Road	Description	Rate	Size	% Good	Cash Value
	Gravel Road	Wood Frame	19.92	96	50	956
	Paved Road	Total Estimated Land Improvements True Cash Value = 956				
	Storm Sewer					
	Sidewalk					
	Water					
	Sewer					
	Electric					
	Gas					
	Curb					
	Street Lights					
	Standard Utilities					
	Underground Utils.					

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2019	12,000	500	12,500			12,288C
Rolling	2018	12,000	0	12,000			12,000S
Low	2017	12,000	0	12,000			12,000S
High	2016	12,000	0	12,000			12,000S
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NICHOLS BRENT L	SMITH MATTHEW	0	01/02/2018	WD	LAND CONTRACT	2018-00119		0.0
NICHOLS BRENT L & MARY SU	SMITH MATTHEW	147,500	02/12/2016	LC	Arms Length	2016-00454	PTA	100.0
MICHOLS MARY SUE ELLEN	NICHOLS BRENT L	1	02/10/2016	QC	DIVORCE JUDGEMENT	2016-00453		0.0
LASALLE BANK NATIONAL ASS	NICHOLS BRENT L&MARY SUE	70,000	05/10/2007	WD	Not Qualified	2007/1952		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1656 S OAKWOOD DR	School: LAKE CITY - 57020		Remodel	12/07/2009	2009-9999	Complete
	P.R.E. 0%					

Owner's Name/Address	MAP #:
SMITH MATTHEW 1656 S OAKWOOD DR LAKE CITY MI 49651	2019 Est TCV 129,759 TCV/TFA: 98.01

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS																																				
. SEC 12 T22N R8W LOTS 58 & 59 BUENA VISTA PARK.	X		<table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td><Site Value C> C BACK LOTS 12K</td> <td></td> <td></td> <td></td> <td></td> <td>12000</td> <td>100</td> <td>LOT 58</td> <td>12,000</td> </tr> <tr> <td><Site Value C> C BACK LOTS 12K</td> <td></td> <td></td> <td></td> <td></td> <td>12000</td> <td>100</td> <td>LOT 59</td> <td>12,000</td> </tr> <tr> <td colspan="8">100 Actual Front Feet, 0.23 Total Acres</td> <td>Total Est. Land Value = 24,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	<Site Value C> C BACK LOTS 12K					12000	100	LOT 58	12,000	<Site Value C> C BACK LOTS 12K					12000	100	LOT 59	12,000	100 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 24,000
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																															
<Site Value C> C BACK LOTS 12K					12000	100	LOT 58	12,000																															
<Site Value C> C BACK LOTS 12K					12000	100	LOT 59	12,000																															
100 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 24,000																															

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates															
ADDED APPROX 600 SQ FT SLAB FOR 2010 AS ADJ NO TV	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 3.5 Concrete</td> <td>5.00</td> <td>1200</td> <td>0</td> <td>0</td> </tr> <tr> <td>D/W/P: Brick on Sand</td> <td>13.67</td> <td>144</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: 3.5 Concrete	5.00	1200	0	0	D/W/P: Brick on Sand	13.67	144	0	0
Description	Rate	Size	% Good	Cash Value														
D/W/P: 3.5 Concrete	5.00	1200	0	0														
D/W/P: Brick on Sand	13.67	144	0	0														

Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
	X												

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	12,000	52,900	64,900			62,259C
2018	12,000	48,800	60,800			60,800S
2017	12,000	48,200	60,200			60,200S
2016	12,000	40,800	52,800			42,187C

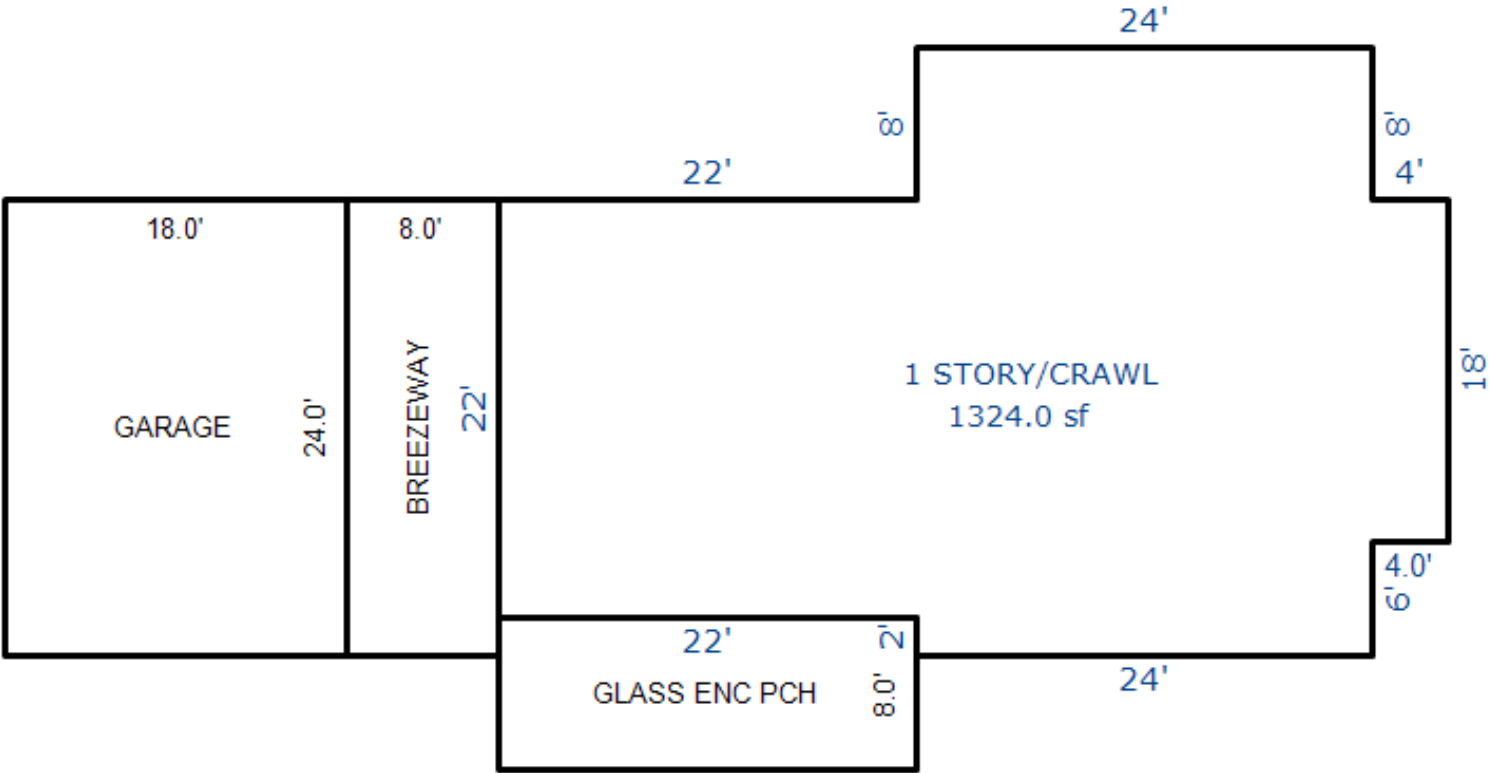


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 176 192	Type CGEP (1 Story) Brzwy, FW	Year Built: 1971 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 432 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		(4) Interior Drywall Paneled		X	Plaster Wood T&G										
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S			Class: C +5 Effec. Age: 35 Floor Area: 1,324 Total Base New : 181,596 Total Depr Cost: 118,022 Estimated T.C.V: 103,859		E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:		
Yr Built	Remodeled	Size of Closets		(12) Electric			Ground Area = 1324 SF Floor Area = 1324 SF.			Total Area: 1324		Total Cost: 132,111		Total Depr. Cost: 85,858		
1975 201	2009	Ex	X	Ord		Min	Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Building Areas		Stories		Exterior		
Condition: Average		Lg	X	Ord		Small	(13) Plumbing			Foundation		Size		Cost New		
Room List		Doors		Solid	X	H.C.	1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Slab		1,324		132,111		
Basement	1st Floor	Kitchen:		No./Qual. of Fixtures			Other Additions/Adjustments			Plumbing		Average Fixture(s)		1,120		
2nd Floor	3 Bedrooms	Other:		Ex.			Plumbing			CGEP (1 Story)		3 Fixture Bath		3,525		
		Other:		X			Plumbing			Garages		Softener, Auto		8,631		
(1) Exterior				No. of Elec. Outlets			Plumbing			Class: C Exterior: Siding Foundation: 42 Inch (Finished)		Solar Water Heat		18,559		
X	Wood/Shingle Aluminum/Vinyl Brick			Many			Plumbing			Base Cost		No Plumbing		415		
	Insulation			X			Plumbing			Door Opener		Extra Toilet		270		
(2) Windows				Ave.			Plumbing			Water/Sewer		Extra Sink		737		
X	Many Avg.	X	Large Avg.	Few			Plumbing			Public Sewer		Separate Shower		1,134		
X	Wood Sash			X			Plumbing			Water Well, 50 Feet		Ceramic Tile Floor		2,038		
X	Metal Sash			X			Plumbing			Built-Ins		Ceramic Tile Wains		2,099		
X	Vinyl Sash			X			Plumbing			Appliance Allow.		Ceramic Tub Alcove		2,936		
X	Double Hung			X			Plumbing			Fireplaces		Vent Fan		1,936		
X	Horiz. Slide			X			Plumbing			Wood Stove		Ceramic Tub Alcove		10,028		
X	Casement			X			Plumbing			Breezeways		Vent Fan		6,518		
	Double Glass			X			Plumbing			Frame Wall		Ceramic Tub Alcove				
	Patio Doors			X			Plumbing			Local Cost Items		Vent Fan				
	Storms & Screens			X			Plumbing			SANITARY SEWER		Vent Fan		0		
(3) Roof				X			Plumbing			Totals:		Vent Fan		0		
X	Gable			X			Plumbing			<<<< Calculations too long. See Valuation printout for complete pricing. >>>>		Vent Fan		0		
X	Hip			X			Plumbing					Vent Fan		0		
X	Flat			X			Plumbing					Vent Fan		0		
X	Asphalt Shingle			X			Plumbing					Vent Fan		0		
	Chimney: Block			X			Plumbing					Vent Fan		0		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NOVASTAR MORTGAGE INC	NEDERHOOD NATHAN & COURTN	35,900	06/05/2008	WD	Not Qualified	2008/2170		100.0
OCHAMPAUGH WILLIAM V JR	NOVASTAR MORTGAGE INC	54,496	05/04/2008	OTH	Not Qualified	2008/1770		0.0
OCHAMPAUGH MARCIA A	OCHAMPAUGH WILLIAM V JR	0	09/21/2006	PLC	Not Qualified	06-0/3435		0.0
OCHAMPAUGH MARCIA A	OCHAMPAUGH WILLIAM V JR	62,000	08/09/2004	LC	Not Qualified	04-0/3441		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1676 S OAKWOOD AVE			Addition	05/26/2017	2017-0209	100%

Owner's Name/Address	MAP #:
NEDERHOOD NATHAN & COURTNEY 1676 S OAKWOOD AVE LAKE CITY MI 49651	2019 Est TCV 129,337 TCV/TFA: 66.19

X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
			* Factors *

Taxpayer's Name/Address	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
NEDERHOOD NATHAN & COURTNEY 1676 S OAKWOOD AVE LAKE CITY MI 49651	<Site Value C> C BACK LOTS 12K					12000	100		12,000
	50 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =								12,000

Tax Description	X	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value	
SEC 12 T22N R8W LOT 60 BUENA VISTA PARK.	X	Dirt Road						
	X	Gravel Road						
	X	Paved Road						
	X	Storm Sewer						
	X	Sidewalk						
	X	Water	D/W/P: 4in Ren. Conc.	6.21	910	0	0	
	X	Sewer	Wood Frame	24.51	80	50	980	
	X	Electric	Residential Local Cost Land Improvements					
	X	Gas	Description	Rate	Size	% Good	Cash Value	
	X	Curb	LAND IMPROVE 1000	1,000.00	2	100	2,000	
	X	Street Lights	Total Estimated Land Improvements True Cash Value =					2,980
	X	Standard Utilities						
	X	Underground Utils.						

Comments/Influences	Topography of Site
04 Split lot 61 to 160-061-00 for 05	

X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain

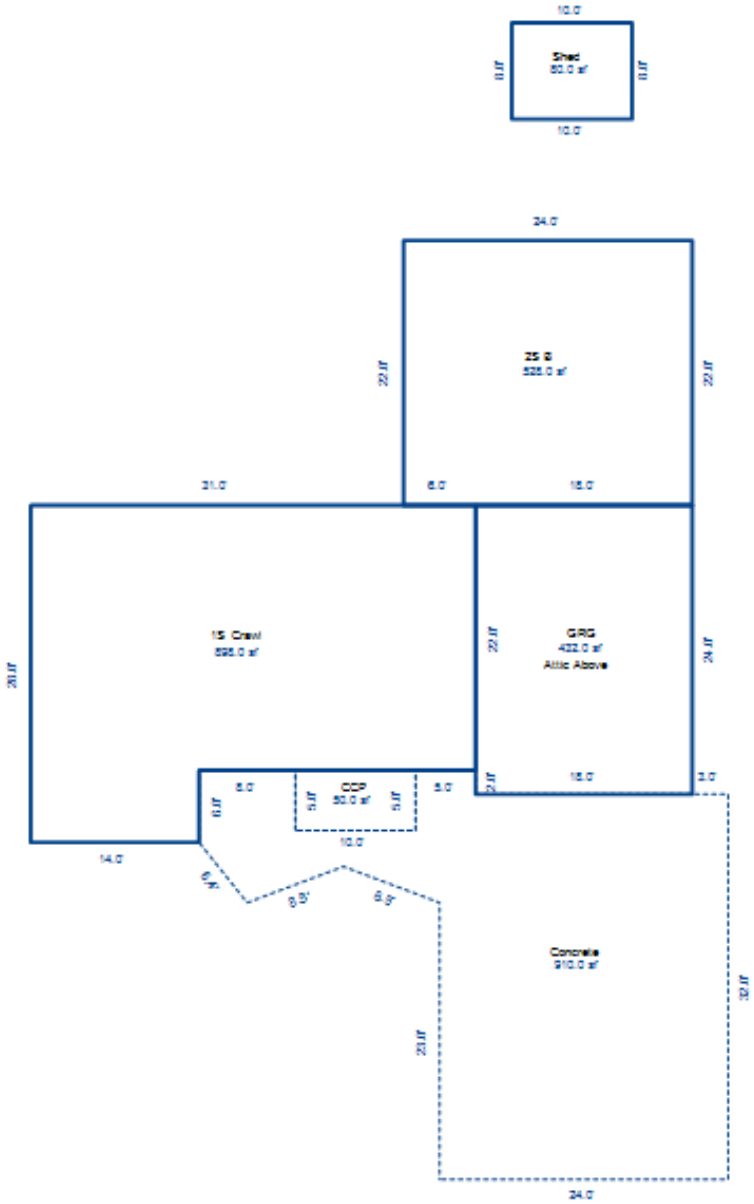
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	6,000	58,700	64,700			58,669C
2018	6,000	53,400	59,400			57,294C
2017	6,000	22,300	28,300			28,300S
2016	6,000	24,100	30,100			29,889C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2017 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 432 % Good: 0 Storage Area: 200 No Conc. Floor: 0	
X	Wood Frame		Drywall X Paneled	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							50	CCP (1 Story)		
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1426 SF Floor Area = 1954 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Class: C -5 Effec. Age: 35 Floor Area: 1,954 Total Base New : 199,936 Total Depr Cost: 129,951 Estimated T.C.V: 114,357		E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:	
Yr Built	Remodeled	Ex X Ord Min		(12) Electric			Building Areas			Total		Cost New		Depr. Cost	
1969 197	2017	Size of Closets		100 Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost			174,417		113,364			
Condition: Average		X Lg Ord Small		No./Qual. of Fixtures			Other Additions/Adjustments			1,120		728			
Room List		Doors Solid X H.C.		Ex. X Ord. Min			Plumbing			1,139		740			
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		No. of Elec. Outlets			Average Fixture(s)			15,513		10,083			
Kitchen: Other: Other:		Kitchen: Other: Other:		Many X Ave. Few			3 Fixture Bath			2,086		1,356			
(6) Ceilings		X Tile		(13) Plumbing			2 Fixture Bath			-4,076		-2,649			
Wood/Shingle Aluminum/Vinyl Brick		Insulation		1 Average Fixture(s)			Softener, Auto			415		270			
(2) Windows		X Many Avg. X Large Avg. Small		1 3 Fixture Bath			Softener, Manual			1,134		737			
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Solar Water Heat			No Plumbing			2,038		1,325			
(3) Roof		(9) Basement Finish		1 Extra Toilet			Extra Sink			2,099		1,364			
X Gable Hip Flat		Recreation SF Living SF Walkout Doors No Floor SF		1 Separate Shower			Ceramic Tile Floor			4,051		2,633			
X Asphalt Shingle		Chimney: Metal		1 Ceramic Tile Wains			Ceramic Tub Alcove			1		0		*	
				1 Vent Fan			Water/Sewer			1		0			
				(14) Water/Sewer			Public Sewer			1		0			
				1 Public Water			Water Well, 50 Feet			1		0			
				1 Public Sewer			Built-Ins			1		0			
				1 Water Well			Appliance Allow.			1		0			
				1 1000 Gal Septic			Fireplaces			1		0			
				1 2000 Gal Septic			Interior 1 Story			1		0			
				Lump Sum Items:			Local Cost Items			1		0			
							SANITARY SEWER			1		0			
										1		0			
										199,936		129,951			
										<<<<<		>>>>>			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FOSTER MARCIA	NEDERHOOD NATHAN & COURTN	7,500	01/16/2009	WD	Arms Length	2009/188		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S OAKWOOD AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
NEDERHOOD NATHAN & COURTNEY 1676 S OAKWOOD Lake City MI 49651	P.R.E. 100% 01/16/2009					
	MAP #:					
	2019 Est TCV 12,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Dirt Road			<Site Value C> C BACK LOTS 12K					12,000	100
Gravel Road			50 Actual Front Feet, 0.06 Total Acres					Total Est. Land Value = 12,000	
Paved Road									
Storm Sewer									
Sidewalk									
Water									
Sewer									
Electric									
Gas									
Curb									
Street Lights									
Standard Utilities									
Underground Utils.									

Taxpayer's Name/Address
NEDERHOOD NATHAN & COURTNEY 1676 S OAKWOOD Lake City MI 49651
Tax Description
SEC 12 T22N R8W LOT 61 BUENA VISTA PARK.
Comments/Influences
2004 Split from 160-00 for 2005.

2004 Split from 160-00 for 2005.



Topography of Site
X Level
Rolling
Low
High
Landsaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	6,000	0	6,000			1,046C
2018	6,000	0	6,000			1,022C
2017	6,000	0	6,000			1,001C
2016	6,000	0	6,000			993C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GAFFNEY JACK S	GAFFNEY JACK S & DEBORAH	0	04/11/2018	QC	FAMILY SALE	2018-01294		0.0
		72,000	07/01/2001	WD	Download	01-0:2849		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1696 S OAKWOOD ALY			Addition	06/28/2018	2018-0287	100%
			Shed	10/14/2014	2014-0450	100%

Owner's Name/Address	MAP #:	2019 Est TCV 139,699 TCV/TFA: 80.06
GAFFNEY JACK S & DEBORAH 1696 S OAKWOOD AVE Lake City MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
. SEC 12 T22N R8W LOTS 62 & 63 BUENA VISTA PARK.			

Comments/Influences	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X	Dirt Road								
	Gravel Road								
X	Paved Road								
	Storm Sewer								
	Sidewalk								
	Water								
X	Sewer								
X	Electric								
X	Gas								
	Curb								
X	Street Lights								
	Standard Utilities								
	Underground Utils.								

Topography of Site	X Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X												2019	12,000	57,800	69,800			54,873C
													2018	12,000	27,600	39,600			37,572C
													2017	12,000	24,800	36,800			36,800S
													2016	12,000	26,700	38,700			38,248C

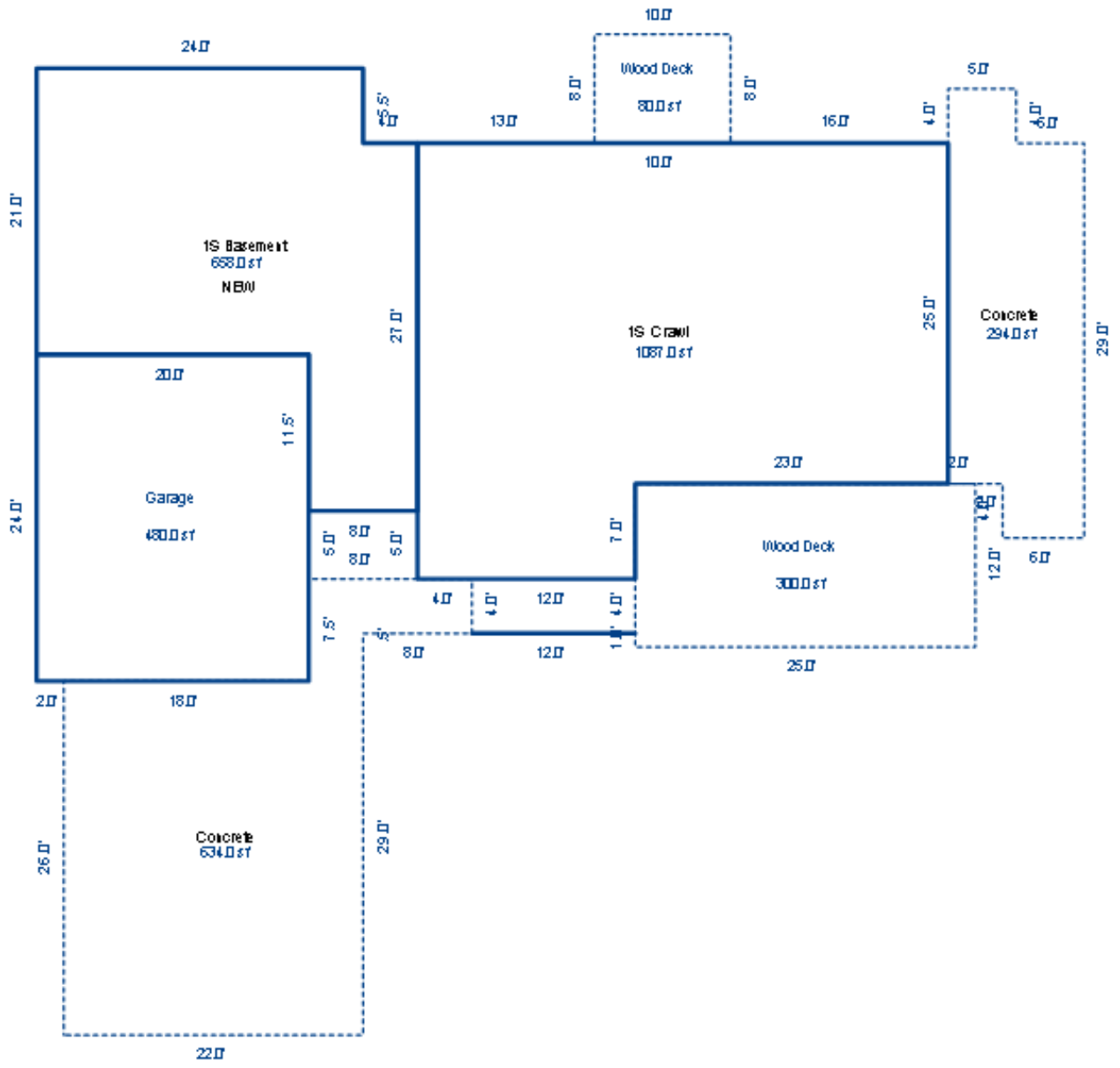


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 300 80	Type Treated Wood Treated Wood	Year Built: 1969 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																						
X	Wood Frame	X	Drywall Plaster X Paneled Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																	
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(1) Exterior		X	Tile	Ex.	X	Ord.		Min																																																																														
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets																																																																																		
Insulation		Many	X	Ave.		Few																																																																																
(2) Windows		(7) Excavation		(13) Plumbing																																																																																		
X	Many Avg. Few	X	Large Avg. Small	1	Average Fixture(s)																																																																																	
X	Wood Sash	Basement: 658 S.F. Crawl: 1087 S.F. Slab: 0 S.F. Height to Joists: 0.0		1	3 Fixture Bath																																																																																	
X	Metal Sash	(8) Basement		1	2 Fixture Bath																																																																																	
X	Vinyl Sash	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1	Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower																																																																																	
X	Double Hung	(9) Basement Finish		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																		
X	Horiz. Slide Casement	658	Recreation SF Living SF Walkout Doors No Floor SF	(14) Water/Sewer																																																																																		
X	Double Glass Patio Doors Storms & Screens			1	Public Water																																																																																	
(3) Roof		(10) Floor Support		1	Public Sewer																																																																																	
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:	1	Water Well 1000 Gal Septic 2000 Gal Septic																																																																																	
X	Asphalt Shingle			Lump Sum Items:																																																																																		
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Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1745 SF Floor Area = 1745 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,087</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>658</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>154,639</td> <td>100,515</td> </tr> </tbody> </table>											Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,087			1 Story	Siding	Basement	658			Total:				154,639	100,515	Cls CD		Blt 1969																																																	
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Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>933</td> <td>606</td> </tr> <tr> <td>2 Fixture Bath</td> <td>1,970</td> <td>1,280</td> </tr> </tbody> </table> Deck <table border="1"> <thead> <tr> <th>Treated Wood</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>300</td> <td>4,005</td> <td>2,603</td> </tr> <tr> <td>80</td> <td>1,679</td> <td>1,091</td> </tr> </tbody> </table> Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) <table border="1"> <thead> <tr> <th>Base Cost</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>480</td> <td>13,229</td> <td>8,599</td> </tr> </tbody> </table> Water/Sewer <table border="1"> <thead> <tr> <th>Public Sewer</th> <th>Water Well, 50 Feet</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1,006</td> <td>654</td> <td></td> </tr> <tr> <td>1</td> <td>1,962</td> <td>1,275</td> <td></td> </tr> </tbody> </table> Built-Ins <table border="1"> <thead> <tr> <th>Appliance Allow.</th> <th>Fireplaces</th> <th>Exterior 1 Story</th> <th>Local Cost Items</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> <td>1</td> <td></td> <td>1,467</td> <td>954</td> </tr> <tr> <td></td> <td></td> <td></td> <td>1</td> <td>4,331</td> <td>2,815</td> </tr> <tr> <td></td> <td></td> <td></td> <td>1</td> <td>0</td> <td>0</td> </tr> <tr> <td></td> <td></td> <td></td> <td>658</td> <td>9,251</td> <td>6,013</td> </tr> <tr> <td colspan="3">Totals:</td> <td></td> <td>194,472</td> <td>126,405</td> </tr> </tbody> </table>											Average Fixture(s)	Cost	Depr. Cost	1	933	606	2 Fixture Bath	1,970	1,280	Treated Wood	Cost	Depr. Cost	300	4,005	2,603	80	1,679	1,091	Base Cost	Cost	Depr. Cost	480	13,229	8,599	Public Sewer	Water Well, 50 Feet	Cost	Depr. Cost	1	1,006	654		1	1,962	1,275		Appliance Allow.	Fireplaces	Exterior 1 Story	Local Cost Items	Cost	Depr. Cost	1		1		1,467	954				1	4,331	2,815				1	0	0				658	9,251	6,013	Totals:				194,472	126,405	E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:	
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*** Information herein deemed reliable but not guaranteed***



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
HALL ROBERT & ABBEY NICOL	HARRIS RYAN R & TARA C &	260,000	02/07/2018	WD	Multiple Improved	2018-00387	PTA	100.0		
HALL ROBERT & ABBEY	SWANSON BRADLEY & SARA	15,000	07/06/2012	WD	Split Vacant	2017-02356	PTA	0.0		
STROBAUGH RICHARD & LINDA	HALL ROBERT & ABBEY	30,000	02/09/2005	WD	Arms Length	05-0/531		100.0		
		12,000	08/01/1999	WD	Arms Length	337:882		0.0		
Property Address		Class: 402 RESIDENTIAL-V		Zoning:	Building Permit(s)	Date	Number	Status		
S OAKWOOD DR		School: LAKE CITY - 57020								
		P.R.E. 100% 02/27/2018								
Owner's Name/Address		MAP #:								
HARRIS RYAN R & TARA C & HOOT PATRICIA ANN 1701 S OAKWOOD AVE Lake City MI 49651		2019 Est TCV 12,000								
		Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS					
Tax Description		Public Improvements		* Factors *						
LOT 64 BUENA VISTA PARK SEC12 T22N R8W 7/28/2017 2017-02356 SPLIT LOT 65 TO 160-065-00 FORMERLY SEC 12 T22N R8W LOTS 64, 65 BUENA VISTA PARK SPLIT ON 07/31/2012 INTO 009-160-066-00, 009-160-067-00; FORMERLY SEC 12 T22N R8W LOTS 64, 65, 66, 67 & 68 BUENA VISTA PARK.		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description Frontage Depth Front Depth Rate %Adj. Reason Value <Site Value C> C BACK LOTS 12K 12000 100 61 Actual Front Feet, 0.13 Total Acres Total Est. Land Value = 12,000						
Comments/Influences		Topography of Site								
7/28/2017 2017-02356 SPLIT LOT 65 TO 160-065-00 2017-02356 ON 07/31/2012 COMPLETED SS LOTS 0-064-00; -066-00, ----- ASSESS LOT 66		X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who When What		2019	6,000	0	6,000			6,000S
		TPC 12/27/2017 INSPECTED TPC 08/07/2017 INSPECTED		2018	6,000	0	6,000			1,802C
				2017	12,000	1,200	13,200			3,884C
				2016	12,000	1,200	13,200			3,850C



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NEDERHOOD NATHAN KENDAL &	NEDERHOOD NATHAN & NEDERH	0	09/14/2018	QC	RELATED PARTY	2018-02998		0.0
HALL ROBERT & ABBEY	NEDERHOOD NATHAN KENDAL &	15,000	07/28/2017	WD	Split Vacant	2017-02356	PTA	100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S OAKWOOD DR	School: LAKE CITY - 57020					
	P.R.E. 100% 08/08/2017					
Owner's Name/Address	MAP #:					
NEDERHOOD NATHAN & NEDERHOOD DERRIC 1676 S OAKWOOD DR Lake City MI 49651	2019 Est TCV 12,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS						
Public Improvements			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			<Site Value C> C BACK LOTS 12K				12000	100	12,000
			61 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =	12,000

Tax Description
 LOT 65 BUENA VISTA PARK SEC10 T22N R8W
 7/28/2017 2017-02356 SPLIT LOT 65 FROM
 160-064-00
 Comments/Influences
 7/28/2017 2017-02356 SPLIT LOT 65 FROM
 160-064-00

Dirt Road
 Gravel Road
 Paved Road
 Storm Sewer
 Sidewalk
 Water
 Sewer
 Electric
 Gas
 Curb
 Street Lights
 Standard Utilities
 Underground Utils.

Topography of Site

Level
 Rolling
 Low
 High
 Landscaped
 Swamp
 Wooded
 Pond
 Waterfront
 Ravine
 Wetland
 Flood Plain



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	6,000	0	6,000			6,000S
2018	6,000	0	6,000			6,000S
2017	0	0	0		OW	0
2016	0	0	0			0

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 Missaukee, Michigan

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HALL ROBERT & ABBY H&W	SWANSON BRADLEY & SARA	15,000	12/21/2012	WD	LAND CONTRACT	2012-04148 WD		0.0
HALL ROBERT & ABBEY	SWANSON BRADLEY & SARA	15,000	07/06/2012	LC	Split Vacant	2012-02368	PTA	100.0

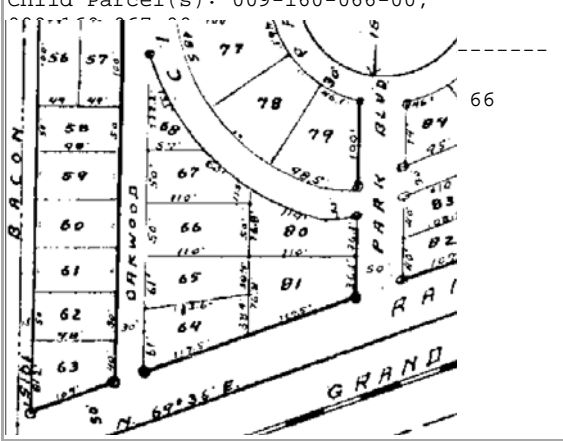
Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S OAKWOOD DR						
Owner's Name/Address	School: LAKE CITY - 57020					
SWANSON BRADLEY & SARA 7601 N 41 ROAD MANTON MI 49663	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 12,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
SEC 12 T22N R8W LOT 66 BUENA VISTA PARK. SPLIT/COMBINED ON 07/31/2012 FROM 009-160-064-00; FORMERLY: SEC 12 T22N R8W LOTS 64, 65, 66 67 & 68 BUENA VISTA PARK.				* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				<Site Value C>	C BACK LOTS 12K				12000	100		12,000
				50 Actual Front Feet, 0.13 Total Acres Total Est. Land Value = 12,000								

Comments/Influences

Split/Comb. on 07/31/2012 completed 07/31/2012 TIM ASSESS LOTS SEPARATELY;
Parent Parcel(s): 009-160-064-00;
Child Parcel(s): 009-160-066-00,

- X Dirt Road
- X Gravel Road
- X Paved Road
- X Storm Sewer
- X Sidewalk
- X Water
- X Sewer
- X Electric
- X Gas
- X Curb
- X Street Lights
- X Standard Utilities
- X Underground Utils.



- Topography of Site
- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	6,000	0	6,000			6,000S
2018	6,000	0	6,000			6,000S
2017	6,000	0	6,000			6,000S
2016	6,000	0	6,000			6,000S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FLORY PATRICK & TAMMY S	LADOUCE MARK A & JENNIFER	15,090	09/28/2012	WD	Split Improved	2012-031 WD	PTA	100.0
HALL ROBERT & ABBEY	FLORY PATRICK & TAMMY S	15,000	08/03/2012	WD	WARRANTY DEED	2012-02632	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1665 S OAKWOOD DR			New House	04/24/2014	2014-0080	100%

Owner's Name/Address	MAP #:
LADOUCE MARK A & JENNIFER E 6100 HART RD SAGINAW MI 48609	2019 Est TCV 100,062 TCV/TFA: 128.28

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
SEC 12 T22N R8W LOT 67 BUENA VISTA PARK. SPLIT ON 09/22/2012 INTO 009-160-068-00; SEC 12 T22N R8W LOTS 67 & 68 BUENA VISTA PARK. SPLIT/COMBINED ON 07/31/2012 FROM 009-160-064-00; FORMERLY SEC 12 T22N R8W LOTS 64, 65, 66, 67 & 68 BUENA VISTA PARK. SPLIT ON 09/22/2012 INTO 009-160-068-00;	X		<p>Public Improvements</p> <p>* Factors * LOT 67</p> <p>Description Frontage Depth Front Depth Rate %Adj. Reason Value</p> <p><Site Value C> C BACK LOTS 12K 12000 100 12,000</p> <p>50 Actual Front Feet, 0.10 Total Acres Total Est. Land Value = 12,000</p>

Comments/Influences	X	Street Lights	Standard Utilities	Underground Utils.	Land Improvement Cost Estimates
Split/Comb. on 09/22/2012 completed 09/22/2012 TIM SEPARATE PIN FOR LOT	X				<p>Description Rate Size % Good Cash Value</p> <p>D/W/P: 3.5 Concrete 5.00 300 0 0</p> <p>Residential Local Cost Land Improvements</p> <p>Description Rate Size % Good Cash Value</p> <p>LAND IMPROVE 1000 1,000.00 1 95 950</p> <p>Total Estimated Land Improvements True Cash Value = 950</p>



Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
	X												

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	6,000	44,000	50,000			50,000S
2018	6,000	46,500	52,500			52,500S
2017	6,000	46,100	52,100			51,714C
2016	6,000	45,800	51,800			51,253C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 106	Type CCP (1 Story)	Year Built: 2014 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 1 Area: 444 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	Drywall Paneled	Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 3 Floor Area: 780 Total Base New : 102,046 Total Depr Cost: 98,991 Estimated T.C.V: 87,112			E.C.F. X 0.880	Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.5S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Total Base New : 102,046 Total Depr Cost: 98,991 Estimated T.C.V: 87,112		E.C.F. X 0.880			
Yr Built 2014	Remodeled 0	Ex	Ord	Min	0 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 446 SF Floor Area = 780 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97					Cls C 5 Blt 2014		
Condition: Average		Lg	Ord	Small	No./Qual. of Fixtures			Building Areas							
Room List		(5) Floors		Kitchen: Other: Other:			Stories Exterior Foundation 1.5 Story Siding Basement 1 Story Siding Overhang			Size 446 111		Cost New 81,802		Depr. Cost 79,354	
Basement	1st Floor	Kitchen:		No. of Elec. Outlets			Other Additions/Adjustments			Plumbing		Porches		Garages	
2nd Floor	1 Bedrooms	Other:		Many Ave. Few			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 1		1,120		1,086	
(1) Exterior		(6) Ceilings		(13) Plumbing			Plumbing			Average Fixture(s) 1		1,120		1,086	
Wood/Shingle	Aluminum/Vinyl	Basement: 446 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1		1,120		1,086	
Brick	Insulation	(8) Basement		Lump Sum Items:			Notes:			1		1,120		1,086	
(2) Windows		(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCY: 87,112			1		1,120		1,086	
Many Avg. Few	Large Avg. Small	Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCY: 87,112			1		1,120		1,086	
Wood Sash	Metal Sash	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCY: 87,112			1		1,120		1,086	
Vinyl Sash	Double Hung	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCY: 87,112			1		1,120		1,086	
Horiz. Slide	Casement	Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCY: 87,112			1		1,120		1,086	
Double Glass	Patio Doors	Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCY: 87,112			1		1,120		1,086	
Storms & Screens		Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCY: 87,112			1		1,120		1,086	
(3) Roof		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCY: 87,112			1		1,120		1,086	
Gable	Gambrel	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCY: 87,112			1		1,120		1,086	
Hip	Mansard	Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCY: 87,112			1		1,120		1,086	
Flat	Shed	Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCY: 87,112			1		1,120		1,086	
Asphalt Shingle		Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCY: 87,112			1		1,120		1,086	
Chimney:		Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCY: 87,112			1		1,120		1,086	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TRIM R LV TRUST & TRIM J	ANTHONY MARK & LADOUCE JE	8,000	05/26/2015	WD	WARRANTY DEED	2015-01926	PTA	100.0
HALL ROBERT & ABBEY	TRIM R LV TRUST & TRIM J	15,000	08/10/2012	WD	WARRANTY DEED	2012-02689	PTA	100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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S OAKWOOD DR	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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ANTHONY MARK & LADOUCE JENNIFER E 6100 HART RD SAGINAW MI 48609	2019 Est TCV 8,000					
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Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS			
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Public Improvements	* Factors *		LOT 68 IRR SHAPE		
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value

<Site Value D> GROUP D BACKLOT					8000 100	8,000
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57 Actual Front Feet, 0.17 Total Acres					Total Est. Land Value =	8,000
--	--	--	--	--	-------------------------	-------

Tax Description	X	Dirt Road				
SEC 12 T22N R8W LOT 68 BUENA VISTA PARK. SPLIT/COMBINED ON 09/22/2012 FROM 009-160-067-00;		Gravel Road				
SPLIT/COMBINED ON 07/31/2012 FROM 009-160-064-00;		Paved Road				
FORMERLY SEC 12 T22N R8W LOTS 64, 65, 66, 67 & 68 BUENA VISTA PARK.	X	Storm Sewer				
	X	Sidewalk				
	X	Water				
	X	Sewer				
	X	Electric				
	X	Gas				
		Curb				

Comments/Influences	X	Street Lights				
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Split/Comb. on 09/22/2012 completed 09/22/2012 TIM SEPARATE PIN FOR LOT IN SUBDIVISION;		Standard Utilities				
		Underground Utils.				

		Topography of Site				
--	--	--------------------	--	--	--	--

X	Level					
	Rolling					
	Low					
	High					
	Landscaped					
	Swamp					
	Wooded					
	Pond					
	Waterfront					
	Ravine					
	Wetland					
	Flood Plain					

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	4,000	0	4,000			4,000S
2018	4,000	0	4,000			4,000S
2017	4,000	0	4,000			4,000S
2016	4,000	0	4,000			4,000S

Who	When	What				
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TPC 12/27/2017	INSPECTED					
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TPC 06/29/2015	INSPECTED					
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TPC 10/12/2012	INSPECTED					
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SPURGEON WILLIAM ETAL	TRIM RALPH & JOANNE	76,500	07/01/2016	WD	Arms Length	2016-02263	PTA	100.0
MICHALSKI ANN M	SPURGEON WILLIAM &	0	12/31/2015	OTH	CERTIFICATE OF DEATH	SOC SEC DEATH		0.0
MICHALSKI ANN M	MICHALSKI ANN M L/E ET AL	1	08/10/2012	QC	QUIT CLAIM	2012-02710 QD		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6495 W LAKEVIEW DR	School: LAKE CITY - 57020		Addition	10/10/2007	20070766	Complete

Owner's Name/Address	MAP #:	2019 Est TCV	TCV/TFA:
TRIM RALPH & JOANNE 6490 W LAKEVIEW DR LAKE CITY MI 49651		103,570	77.06

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS																											
. SEC 12 T22N R8W LOTS 69 & 70 BUENA VISTA PARK.	X		<table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td><Site Value A> GROUP A 25K</td> <td></td> <td></td> <td></td> <td></td> <td>25000</td> <td>100</td> <td>LOTS 70&69 IRR</td> <td>25,000</td> </tr> <tr> <td colspan="8">55 Actual Front Feet, 0.25 Total Acres</td> <td>Total Est. Land Value = 25,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	<Site Value A> GROUP A 25K					25000	100	LOTS 70&69 IRR	25,000	55 Actual Front Feet, 0.25 Total Acres								Total Est. Land Value = 25,000
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
<Site Value A> GROUP A 25K					25000	100	LOTS 70&69 IRR	25,000																						
55 Actual Front Feet, 0.25 Total Acres								Total Est. Land Value = 25,000																						

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates																									
USED SAME FF AS LOT 71 (CIRCLE DR) ADD NEW GRG, ROOF STRUCTURES ADD'L LIVING AREA FOR 2010. NO PERMITS IN FILE.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>Residential Local Cost Land Improvements</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Description</td> <td>Rate</td> <td>Size</td> <td>% Good</td> <td>Cash Value</td> </tr> <tr> <td>LAND IMPROVE 1000</td> <td>1,000.00</td> <td>1</td> <td>95</td> <td>950</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>950</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	Residential Local Cost Land Improvements					Description	Rate	Size	% Good	Cash Value	LAND IMPROVE 1000	1,000.00	1	95	950	Total Estimated Land Improvements True Cash Value =				950
Description	Rate	Size	% Good	Cash Value																								
Residential Local Cost Land Improvements																												
Description	Rate	Size	% Good	Cash Value																								
LAND IMPROVE 1000	1,000.00	1	95	950																								
Total Estimated Land Improvements True Cash Value =				950																								

Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
	X												



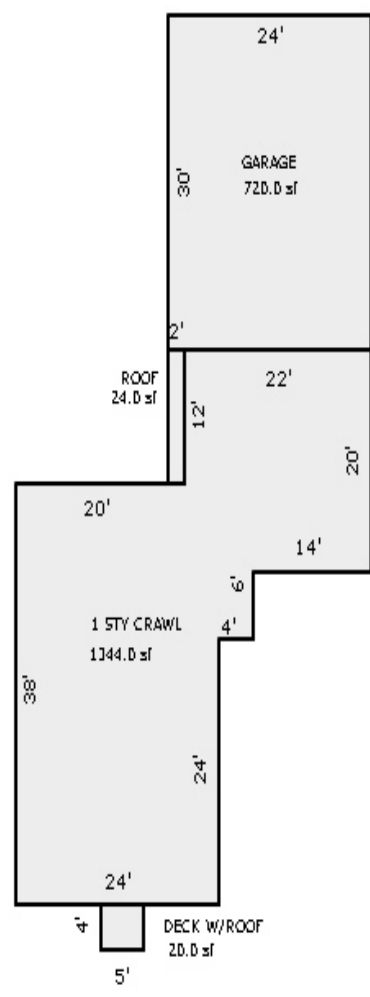
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 12/27/2017 INSPECTED			2019	12,500	39,300	51,800			42,551C
TPC 04/07/2012 INSPECTED			2018	12,500	35,800	48,300			41,554C
			2017	6,000	34,700	40,700			40,700S
			2016	6,000	37,100	43,100			36,797C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage										
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0							
X	Wood Frame		Drywall X Paneled		Plaster Wood T&G																		
Building Style: 1S		Trim & Decoration																					
Yr Built	Remodeled	Ex	Ord	X	Min	Size of Closets																	
1958	199	2007				Lg	Ord	X	Small														
Condition: Average		Doors		Solid	X	H.C.																	
Room List		(5) Floors		Central Air Wood Furnace																			
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			200		Amps Service														
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex.		X	Ord.		Min											
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			Many		X	Ave.		Few											
	Insulation	(7) Excavation		(13) Plumbing			1		Average Fixture(s)														
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1344 S.F. Height to Joists: 0.0		1			3		Fixture Bath														
X	Many Avg.	X	Large Avg.	(8) Basement		2			Fixture Bath														
	Few		Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	(9) Basement Finish		(14) Water/Sewer			1		Public Water														
X	Casement	Recreation SF Living SF Walkout Doors No Floor SF		1			1		Public Sewer														
X	Double Glass			(10) Floor Support			1		Water Well														
X	Patio Doors Storms & Screens			Joists: Unsupported Len: Cntr.Sup:			1		1000 Gal Septic 2000 Gal Septic														
(3) Roof				Lump Sum Items:																			
X	Gable Hip Flat	Gambrel Mansard Shed																					
X	Asphalt Shingle																						
Chimney: Block																							
										Class: CD Effec. Age: 35 Floor Area: 1,344 Total Base New : 135,603 Total Depr Cost: 88,205 Estimated T.C.V: 77,620		E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:									
										Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1344 SF Floor Area = 1344 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls CD		Blt 1958									
										Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
										1 Story		Siding		Slab		1,344		111,808		72,675			
										Total:													
										Other Additions/Adjustments													
										Plumbing		Average Fixture(s)		1		933		606					
										Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)											
										Base Cost		720		19,778		12,856							
										Common Wall: 1 Wall		1		-1,906		-1,239							
										Door Opener		1		368		239							
										Water/Sewer		Public Sewer		1		1,006		654					
										Water Well, 50 Feet		1		1,962		1,275							
										Built-Ins		Appliance Allow.		1		1,467		954					
										Unit-in-Place Cost Items		ROOF STRUCT. (SQ FT)		44		187		185		*			
										Local Cost Items		SANITARY SEWER		1		0		0		*			
										Totals:				135,603		88,205							
										Notes:		ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCVC:				77,620							

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



Sketch by Apex Medina™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
DRACHT MICHELLE ANNE	DRACHT JONATHAN D & MICHE	0	01/28/2017	QC	RELATED PARTY	2017-00384	PTA	0.0				
TRIM RALPH & JOANNE	DRATCH MICHELLE ANNE	0	09/13/2010	WD	RELATED PARTY	2010-4204WD	PTA	100.0				
CADILLAC ACCOUNTS RECEIVA	TRIM RALPH & JOANNE (H/W)	0	09/12/2008	QC	Not Qualified	2008/3109		0.0				
NICHOLS BRENT ETAL	CADILLAC ACCOUNTS RECEIVA	125,000	07/31/2006	WD	Arms Length	06-0/2787		100.0				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status		
6491 W LAKEVIEW DR		School: LAKE CITY - 57020		Reroof		03/15/2006		20060034	Complete			
Owner's Name/Address		P.R.E. 0%		MAP #:		2019 Est TCV 95,976 TCV/TFA: 99.97						
DRACHT JONATHAN D & MICHELLE A 23338 10TH AVE MARION MI 49665		X	Improved		Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS						
Tax Description		Public Improvements		* Factors *								
. SEC 12 T22N R8W LOT 71 BUENA VISTA PARK.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		<Site Value A> GROUP A 25K 25000 100 25,000								
REROOF REMOD 06		Paved Road		55 Actual Front Feet, 0.15 Total Acres Total Est. Land Value = 25,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 3.5 Concrete	4.68	870	0	0				
		X Sewer		Residential Local Cost Land Improvements								
		X Electric		Description	Rate	Size	% Good	Cash Value				
		X Gas		LAND IMPROVE 1000	1,000.00	2	95	1,900				
		X Curb		Total Estimated Land Improvements True Cash Value = 1,900								
		X Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2019	12,500	35,500	48,000			39,254C		
		Low		2018	12,500	33,400	45,900			38,334C		
		High		2017	6,000	32,500	38,500			37,546C		
		Landscaped		2016	6,000	32,200	38,200			37,212C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC	12/27/2017	INSPECTED								
		TPC	04/07/2012	INSPECTED								

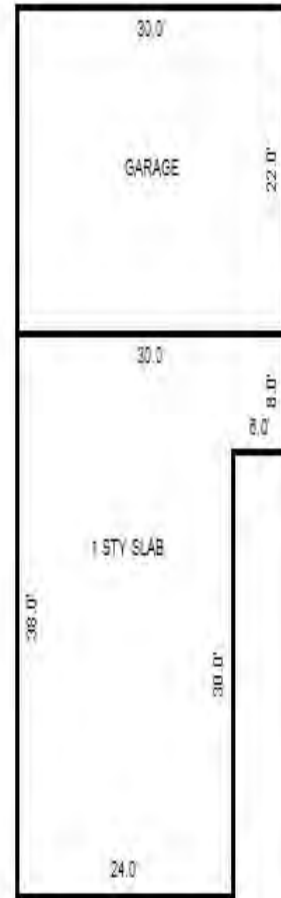


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1968 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 660 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame		Drywall X Paneled		Plaster Wood T&G													
Building Style: 1S		Trim & Decoration																
Yr Built 1956	Remodeled 2006	Ex	X Ord		Min	Size of Closets												
Condition: Average		Lg	X Ord		Small	Doors			X	Solid	X	H.C.						
Room List		(5) Floors		Central Air Wood Furnace														
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			100 Amps Service											
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD			Blt 1956					
X	Wood/Shingle Aluminum/Vinyl Brick					Ex.	X Ord.		Min	No. of Elec. Outlets			Ground Area = 960 SF Floor Area = 960 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74					
	Insulation	(7) Excavation		Many			X	Ave.		Few	(13) Plumbing			Building Areas				
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 960 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story			Exterior Siding	Foundation Slab	Size 960	Cost New 83,722	Depr. Cost 61,955				
X	Many Avg.	X	Large Avg.	(8) Basement		1 Average Fixture(s) 2 Fixture Bath			Other Additions/Adjustments									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Average Fixture(s) 2 Fixture Bath			Average Fixture(s) 1 933 690 1 1,970 1,458					
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			Garages			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)								
(3) Roof		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			Public Sewer Water Well, 50 Feet								
X	Gable Hip Flat		Gambrel Mansard Shed	Lump Sum Items:			Built-Ins			Appliance Allow.								
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Local Cost Items			SANITARY SEWER								
Chimney: Metal							Notes:			ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV:								
												Totals:	106,074		78,496			

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



Sketch by Apex IV™

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
FEDERAL NATIONAL MORTGAGE	DRACHT MICHELLE & TRIM JO	65,000	11/14/2013	CD	BANK SALE	2013-04045 WD		100.0							
JACOBS BRIAN & STACY	FEDERAL NATIONAL MORTGAGE	96,000	06/13/2013	QC	QUIT CLAIM	2013-02744 QD		100.0							
NICHOLS BRENT L & MARY SU	JACOBS BRIAN & STACY (H/W	0	10/13/2006	WD	Not Qualified	06-0/3757		100.0							
WAHRER LINDA J TRUSTEE	NICHOLS BRENT L & MARY SU	60,000	09/01/2006	WD	Arms Length	06-0/3176		100.0							
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status					
6477 W LAKEVIEW DR		School: LAKE CITY - 57020		Deck/Porch		09/25/2009		20090512	Complete						
Owner's Name/Address		P.R.E. 0%		MAP #:		2019 Est TCV 70,245 TCV/TFA: 90.64									
DRACHT MICHELLE & TRIM JOANNE 23338 100TH AVE MARION MI 49665		X Improved		Vacant		Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS									
Tax Description		Public Improvements		* Factors *											
. SEC 12 T22N R8W LOT 72 BUENA VISTA PARK.		X		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X		Gravel Road		<Site Value A> GROUP A 25K		25000	100					25,000	
		X		Paved Road		55 Actual Front Feet, 0.12 Total Acres		Total Est. Land Value =						25,000	
		X		Storm Sewer		Land Improvement Cost Estimates									
		X		Sidewalk		Description		Rate	Size	% Good	Cash Value				
		X		Water		D/W/P: 3.5 Concrete		4.68	100	50	234				
		X		Sewer		Wood Frame		23.67	64	50	757				
		X		Electric		Total Estimated Land Improvements True Cash Value =									991
		X		Gas											
		X		Curb											
		X		Street Lights											
				Standard Utilities											
				Underground Utils.											
				Topography of Site											
		X		Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
				Rolling		2019	12,500	22,600	35,100			26,137C			
				Low		2018	12,500	21,300	33,800			25,525C			
				High		2017	6,000	19,000	25,000			25,000S			
				Landscaped		2016	6,000	20,600	26,600			26,378C			
				Swamp											
				Wooded											
				Pond											
				Waterfront											
				Ravine											
				Wetland											
				Flood Plain											
		Who		When		What									
				TPC 12/27/2017		INSPECTED									
				TPC 04/02/2012		INSPECTED									
				TPC 11/07/2011		INSPECTED									

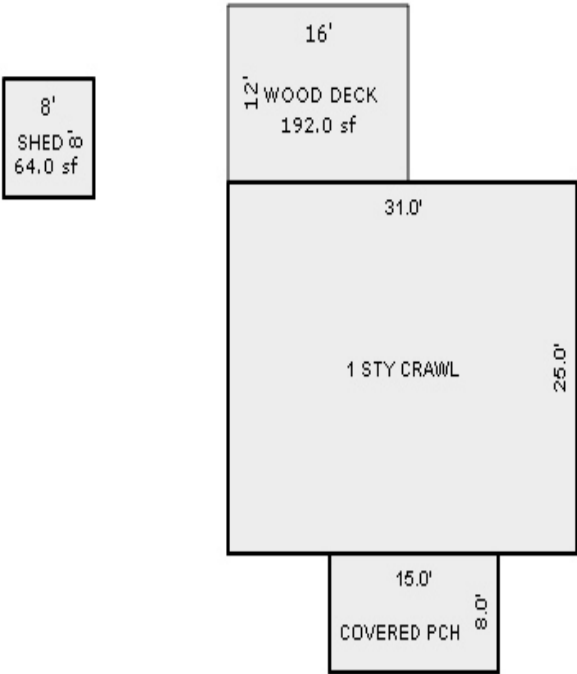


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 120 192	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame		(4) Interior Drywall X Paneled Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: 1S		Trim & Decoration													
Yr Built 1957	Remodeled 0	Ex	Ord	X	Min	Size of Closets									
Condition: Average		Lg	Ord	X	Small	Doors									
Room List		(5) Floors		Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric 60 Amps Service											
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S							Cls CD Blt 1957	
X	Wood/Shingle Aluminum/Vinyl Brick			Ex. X Ord. Min			(11) Heating System: Forced Air w/ Ducts								
	Insulation			No. of Elec. Outlets			Ground Area = 775 SF Floor Area = 775 SF.								
(2) Windows		(7) Excavation		Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60								
X	Many Avg. X Few	Basement: 0 S.F. Crawl: 775 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Building Areas								
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost								
X	Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					1 Story Siding Crawl Space								
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer			Other Additions/Adjustments								
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing Average Fixture(s) 1 933 560 Porches WCP (1 Story) 120 3,775 2,265 Deck Treated Wood 192 2,986 1,792 Water/Sewer Public Sewer 1 1,006 604 Water Well, 50 Feet 1 1,962 1,177 Built-Ins Appliance Allow. 1 1,467 880 Local Cost Items SANITARY SEWER 1 0 0								
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			Notes:								
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV:							44,254	
Chimney: Metal							Totals: 83,814 50,289								

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6474 LAKEVIEW DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 07/25/1994					
JOSEPH ROBERT L & PAMELA A 6474 LAKEVIEW DRIVE LAKE CITY MI 49651	MAP #: 2019 Est TCV 48,006 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS					
. SEC 12 T22N R8W LOT 73 BUENA VISTA PARK.			* Factors *					
Comments/Influences			Description	Frontage	Depth	Rate	%Adj. Reason	Value
	X		<Site Value A> GROUP A 25K			25000	100	25,000
			55 Actual Front Feet, 0.11 Total Acres Total Est. Land Value = 25,000					

Land Improvement Cost Estimates		Rate	Size	% Good	Cash Value
Description					
D/W/P: 4in Ren. Conc.		6.21	675	0	0
Residential Local Cost Land Improvements		Rate	Size	% Good	Cash Value
Description					
LAND IMPROVE 1000		1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =					970

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2019	12,500	11,500	24,000			12,341C
Rolling	2018	12,500	9,700	22,200			12,052C
Low	2017	6,000	9,400	15,400			11,805C
High	2016	6,000	9,300	15,300			11,700C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1988 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 896 % Good: 0 Storage Area: 450 No Conc. Floor: 0	E.C.F. X 0.880	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: C Effec. Age: 20 Floor Area: 0 Total Base New : 31,302 Total Depr Cost: 25,041 Estimated T.C.V: 22,036
	Town Home	0 Other Overhang													
	Duplex	(4) Interior													
	A-Frame	Drywall Paneled													
	Wood Frame	Plaster Wood T&G													
Building Style: GRG		Trim & Decoration													
	Yr Built	Ex	Ord	Min											
	Remodeled	Size of Closets													
	1988	0													
Condition: Average		Lg	Ord	Small											
Room List		Doors	Solid	H.C.											
	Basement	(5) Floors													
	1st Floor	Kitchen:													
	2nd Floor	Other:													
	Bedrooms	Other:													
(1) Exterior		(6) Ceilings													
	Wood/Shingle	No./Qual. of Fixtures													
	Aluminum/Vinyl	Ex.	Ord.	Min											
	Brick	No. of Elec. Outlets													
	Insulation	Many	Ave.	Few											
(2) Windows		(7) Excavation													
	Many	Basement: 0 S.F.													
	Avg.	Crawl: 0 S.F.													
	Few	Slab: 0 S.F.													
	Large	Height to Joists: 0.0													
	Avg.	(8) Basement													
	Small	Conc. Block													
	Wood Sash	Poured Conc.													
	Metal Sash	Stone													
	Vinyl Sash	Treated Wood													
	Double Hung	Concrete Floor													
	Horiz. Slide	(9) Basement Finish													
	Casement	Recreation SF													
	Double Glass	Living SF													
	Patio Doors	Walkout Doors													
	Storms & Screens	No Floor SF													
(3) Roof		(10) Floor Support													
	Gable	Joists:													
	Hip	Unsupported Len:													
	Flat	Cntr.Sup:													
	Asphalt Shingle	Public Water													
	Chimney:	Public Sewer													
		Water Well													
		1000 Gal Septic													
		2000 Gal Septic													
		Lump Sum Items:													

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status				
1616 S PARK BLVD		School: LAKE CITY - 57020		Addition		06/15/2012	2012-0255	100%				
Owner's Name/Address		P.R.E. 0%		Deck/Porch		05/22/2009	20090200	Complete				
YEADON NANCY L 1803 WYNGARDEN LN EAST LANSING MI 48823		MAP #:		2019 Est TCV 46,028 TCV/TFA: 91.33								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
. SEC 12 T22N R8W LOT 74. BUENA VISTA PARK.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		<Site Value C> C BACK LOTS 12K 12000 100 12,000								
		Paved Road		46 Actual Front Feet, 0.11 Total Acres Total Est. Land Value = 12,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Wood Frame	14.73	216	0	0				
		X Sewer		Residential Local Cost Land Improvements								
		X Electric		Description	Rate	Size	% Good	Cash Value				
		X Gas		LAND IMPROVE 1000	1,000.00	1	95	950				
		X Curb		Total Estimated Land Improvements True Cash Value = 950								
		X Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2019	6,000	17,000	23,000			17,096C		
		Low		2018	6,000	15,200	21,200			16,696C		
		High		2017	6,000	13,600	19,600			16,353C		
		Landscaped		2016	6,000	14,700	20,700			16,208C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC	12/27/2017	INSPECTED								
		TPC	10/12/2012	INSPECTED								
		TPC	04/02/2012	INSPECTED								



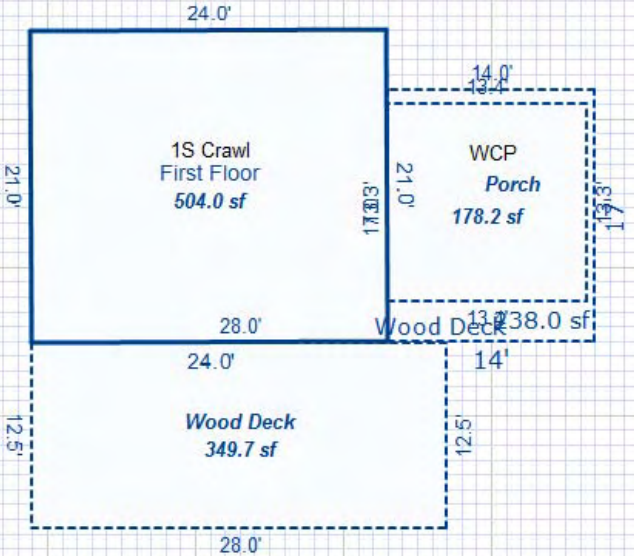
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 349 238 178	Type Treated Wood Treated Wood Roof Cover Onl	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame		Drywall Paneled	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					1	Class: D Effec. Age: 40 Floor Area: 504 Total Base New : 62,647 Total Depr Cost: 37,589 Estimated T.C.V: 33,078						
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			E.C.F. X 0.880		Bsmnt Garage:		Carport Area: Roof:			
Yr Built 1960	Remodeled 0	Ex	X Ord	Min	0 Amps Service												
Condition: Average		Lg	X Ord	Small													
Room List		(5) Floors		Kitchen: Other: Other:													
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls D		Blt 1960					
(1) Exterior				X	Ex.	Ord.	Min	(11) Heating System: Forced Air w/ Ducts Ground Area = 504 SF Floor Area = 504 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60									
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			Building Areas										
	Insulation	(7) Excavation		Many	X Ave.	Few	(13) Plumbing										
(2) Windows		Basement: 0 S.F. Crawl: 504 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding			Foundation Crawl Space		Size 504		Cost New 46,890		Depr. Cost 28,134	
X	Many Avg. X Few	X	Large Avg. Small	(8) Basement			Other Additions/Adjustments										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					Plumbing			Average Fixture(s) 1		778		467			
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish					Deck			Treated Wood 349		4,321		2,593			
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF					Water/Sewer			Treated Wood 238		3,368		2,021			
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support					Built-Ins			w/Roof (Roof portion) 178		1,910		1,146		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:					Fireplaces			Water/Sewer		Public Sewer 1		892		535	
Chimney: Brick							(14) Water/Sewer			Water Well, 50 Feet 1		1,895		1,137			
							Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Appliance Allow. 1			1,243		746		
							Lump Sum Items:			Wood Stove 1			1,350		810		
							Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Local Cost Items SANITARY SEWER 1			0		0		
							Notes:			Totals: 62,647			37,589		33,078		
							ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV:										

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

shed



Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status				
1929 S OAKWOOD AVE		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
TRIM RALPH A & JOANNE L TRUSTS 6490 W LAKEVIEW DRIVE LAKE CITY MI 49651		MAP #:		2019 Est TCV 12,000								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS							
. LOT 75 BUENA VISTA PARK.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		<Site Value C> C BACK LOTS 12K		12000		100				12,000
		Paved Road		46 Actual Front Feet, 0.11 Total Acres		Total Est. Land Value =						12,000
		Storm Sewer										
		Sidewalk										
		Water										
		X Sewer										
		X Electric										
		X Gas										
		Curb										
		X Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2019	6,000	0	6,000		4,248C		
		TPC 12/27/2017	INSPECTED		2018	6,000	0	6,000		4,149C		
		TPC 04/27/2014	INSPECTED		2017	6,000	0	6,000		4,064C		
		TPC 11/07/2011	INSPECTED		2016	6,000	0	6,000		4,028C		



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)		Date	Number	Status		
W CIRCLE DR		School: LAKE CITY - 57020		Garage		07/11/2006	20060194	Complete		
Owner's Name/Address		P.R.E. 0%		MAP #:		2019 Est TCV 47,865 TCV/TFA: 0.00				
TRIM RALPH A & JOANNE L TRUSTS 6490 W LAKEVIEW DRIVE LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS						
Tax Description		Public Improvements		* Factors *						
. SEC 12 T22N R8W LOT 76 BUENA VISTA PARK.		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
Comments/Influences		Gravel Road		<Site Value C>	C BACK LOTS 12K			12000 100	12,000	
		Paved Road		46 Actual Front Feet, 0.11 Total Acres					Total Est. Land Value =	12,000
		Storm Sewer								
		Sidewalk								
		Water								
		X	Sewer							
		X	Electric							
		X	Gas							
			Curb							
		X	Street Lights							
			Standard Utilities							
			Underground Utils.							
		Topography of Site								
		X	Level							
			Rolling							
			Low							
			High							
			Landscaped							
			Swamp							
			Wooded							
			Pond							
			Waterfront							
			Ravine							
			Wetland							
			Flood Plain							
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2019	6,000	17,900	23,900		21,463C
		TPC 12/27/2017 INSPECTED			2018	6,000	16,300	22,300		20,960C
		TPC 07/19/2016 INSPECTED			2017	6,000	15,800	21,800		20,529C
					2016	6,000	15,700	21,700		20,346C

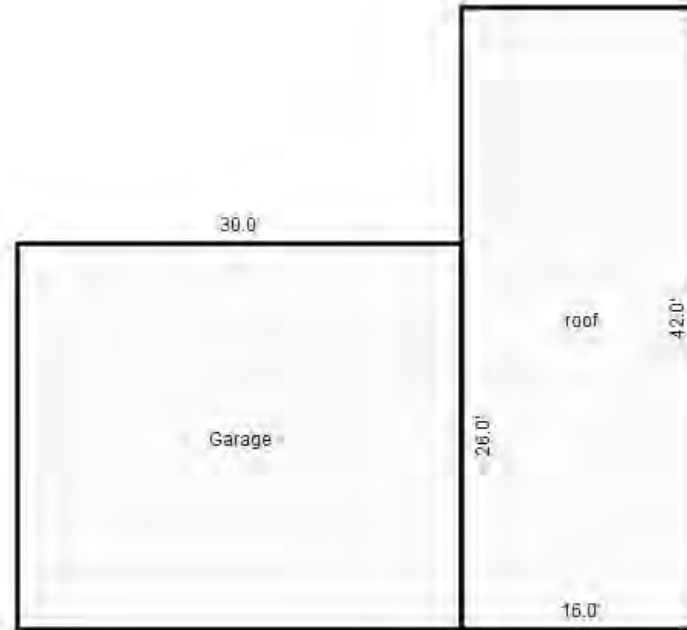


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2006 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 780 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame		Drywall Paneled		Plaster Wood T&G												
Building Style: GRG		Trim & Decoration			Ex	X	Ord		Min								
Yr Built 2006	Remodeled 0	Size of Closets			Lg	X	Ord		Small								
Condition: Average			Doors		Solid	X	H.C.										
Room List		(5) Floors			Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:			(12) Electric												
			0	Amps Service													
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures												
	Wood/Shingle Aluminum/Vinyl Brick				Ex.	X	Ord.		Min								
X	Insulation	No. of Elec. Outlets			Many	X	Ave.		Few								
(2) Windows		(7) Excavation			(13) Plumbing												
	Many Avg. Few		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(14) Water/Sewer												
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
(3) Roof		(9) Basement Finish			Lump Sum Items:												
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors No Floor SF		Notes:												
X	Asphalt Shingle		(10) Floor Support		ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV:												
	Chimney:		Joists: Unsupported Len: Cntr.Sup:		35,865												

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



Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		18,000	05/01/1997	WD	Download	311:80		0.0

Property Address: W CIRCLE DR
 Class: 402 RESIDENTIAL-V Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY - 57020
 P.R.E. 0%
 MAP #:

Owner's Name/Address: TOMPKINS JEFFREY J & KATHLEEN
 PO BOX 407
 LAKE CITY MI 49651

2019 Est TCV 12,000

Improved X Vacant Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

Public Improvements * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value

<Site Value C> C BACK LOTS 12K 12000 100 12,000
 46 Actual Front Feet, 0.11 Total Acres Total Est. Land Value = 12,000

Tax Description: . SEC 12 T22N R8W LOT 77 BUENA VISTA PARK.

Comments/Influences



- X Dirt Road
- X Gravel Road
- X Paved Road
- X Storm Sewer
- X Sidewalk
- X Water
- X Sewer
- X Electric
- X Gas
- X Curb
- X Street Lights
- X Standard Utilities
- X Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- X Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	6,000	0	6,000			1,514C
2018	6,000	0	6,000			1,479C
2017	6,000	0	6,000			1,449C
2016	6,000	0	6,000			1,437C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status		
W CIRCLE DR		School: LAKE CITY - 57020								
Owner's Name/Address		P.R.E. 0%								
TOMPKINS JEFFREY J & KATHLEEN PO BOX 407 LAKE CITY MI 49651		MAP #:		2019 Est TCV 27,643 TCV/TFA: 0.00						
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS						
. SEC 12 T22N R8W LOT 78 BUENA VISTA PARK.		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
		Gravel Road		<Site Value C> C BACK LOTS 12K				12000 100	12,000	
		Paved Road		46 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =					12,000	
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate	Size	% Good	Cash Value		
		Water		D/W/P: 3.5 Concrete	4.68	144	0	0		
		X Sewer		Wood Frame	19.92	96	94	1,797		
		X Electric		Total Estimated Land Improvements True Cash Value =					1,797	
		X Gas								
		Curb								
		X Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		X Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		X Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2019	6,000	7,800	13,800		9,974C
		TPC 12/27/2017 INSPECTED			2018	6,000	7,700	13,700		9,741C
		TPC 04/27/2014 INSPECTED			2017	6,000	7,400	13,400		9,541C
		TPC 12/17/2010 INSPECTED			2016	6,000	7,400	13,400		9,456C



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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	0	Front Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1992 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
	Mobile Home															0	Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: CD Effec. Age: 20 Floor Area: 0 Total Base New : 19,668 Total Depr Cost: 15,734 Estimated T.C.V: 13,846	E.C.F. X 0.880	Bsmnt Garage: Carport Area: Roof:
	Town Home	0		Other Overhang	(4) Interior			X No Heating/Cooling									
	Duplex	(4) Interior			Central Air Wood Furnace			(12) Electric									
	A-Frame	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			0 Amps Service									
	Wood Frame	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures									
	Building Style: GRG				Lg			Ex.									
	Yr Built 1992				Ord			Ord.									
	Remodeled 0				Small			Min									
	Condition: Average				Doors			Many									
	Room List				Solid			Ave.									
	Basement				H.C.			Few									
	1st Floor							(13) Plumbing									
	2nd Floor							Average Fixture(s)									
	Bedrooms							1									
	(1) Exterior							3 Fixture Bath									
	Wood/Shingle							2 Fixture Bath									
	Aluminum/Vinyl							Softener, Auto									
	Brick							Softener, Manual									
	Insulation							Solar Water Heat									
	(2) Windows							No Plumbing									
	Many							Extra Toilet									
	Avg.							Extra Sink									
	Few							Separate Shower									
	Large							Ceramic Tile Floor									
	Avg.							Ceramic Tile Wains									
	Small							Ceramic Tub Alcove									
	Wood Sash							Vent Fan									
	Metal Sash							(14) Water/Sewer									
	Vinyl Sash							Public Water									
	Double Hung							Public Sewer									
	Horiz. Slide							Water Well									
	Casement							1000 Gal Septic									
	Double Glass							2000 Gal Septic									
	Patio Doors							Lump Sum Items:									
	Storms & Screens																
	(3) Roof																
	Gable																
	Hip																
	Flat																
	Asphalt Shingle																
	Chimney:																


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



Sketch by Ages IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		48,000	07/01/1996	WD	Download	340:749		0.0

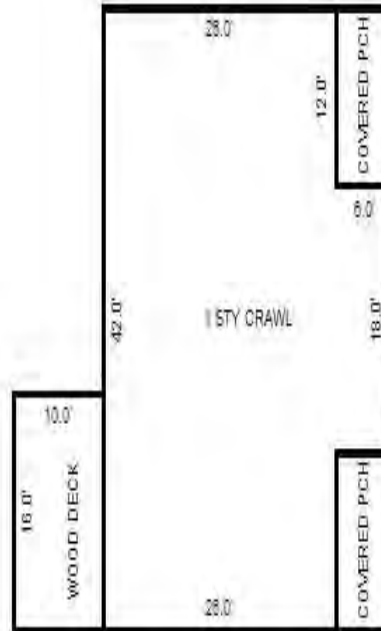
Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status				
6471 W CIRCLE DR										
School: LAKE CITY - 57020										
P.R.E. 100% 03/20/2008										
Owner's Name/Address		MAP #:								
BLOOMSTER PETER A & SHIRLEY A TRUSTEES 6471 W CIRCLE DR Lake City MI 49651		2019 Est TCV 68,544 TCV/TFA: 57.12								
Taxpayer's Name/Address		Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
BLOOMSTER PETER A & SHIRLEY A 6471 W CIRCLE DR Lake City MI 49651		X Improved	Vacant	* Factors *						
Tax Description		Description Frontage Depth Front Depth Rate %Adj. Reason Value								
. SEC 12 T22N R8W LOT 79 BUENA VISTA PARK.		<Site Value C> C BACK LOTS 12K 12000 100 12,000								
Comments/Influences		46 Actual Front Feet, 0.11 Total Acres Total Est. Land Value = 12,000								
		Land Improvement Cost Estimates								
		Description Rate Size % Good Cash Value								
		X Sewer		15.49	48 71	528				
		X Electric		Total Estimated Land Improvements True Cash Value = 528						
		X Gas								
		X Curb								
		X Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		X Level								
		Rolling								
		Low								
		X High								
		Landsaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2019	6,000	28,300	34,300		31,155C
		TPC 12/27/2017	INSPECTED		2018	6,000	26,600	32,600		30,425C
		TPC 12/17/2010	INSPECTED		2017	6,000	23,800	29,800		29,800S
					2016	6,000	25,700	31,700		31,393C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage										
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 72 72 160	Type CCP (1 Story) CCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:						
X	Wood Frame		Drywall Paneled	X	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: CD Effec. Age: 45 Floor Area: 1,200 Total Base New : 115,730 Total Depr Cost: 63,654 Estimated T.C.V: 56,016		E.C.F. X 0.880	Bsmnt Garage: Carport Area: Roof:										
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1968										
Yr Built 1968	Remodeled 1972	Ex	X	Ord		Min	No./Qual. of Fixtures			Ground Area = 1200 SF		Floor Area = 1200 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55									
Condition: Average		Lg	X	Ord		Small	No. of Elec. Outlets			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
Room List		(5) Floors		Kitchen: Other: Other:			100 Amps Service			1 Story		Siding		Crawl Space		1,200		Total:		104,788		57,636	
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings		Basement: 0 S.F. Crawl: 1200 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		933		513			
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing			Porches		Solar Water Heat		CCP (1 Story)		72		1,460		803			
X	Insulation	(8) Basement		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			Deck		Treated Wood		160		2,654		1,460		803			
(2) Windows	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer		Public Sewer		1		1,006		553					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(10) Floor Support		Lump Sum Items:			Local Cost Items			Built-Ins		Appliance Allow.		1		1,467		807					
X	Double Glass Patio Doors Storms & Screens	Chimney: Metal		SANITARY SEWER			Notes:			Appliance Allow.		1		0		0		0		*			
(3) Roof	Gable Hip Flat	Gambrel Mansard Shed	Lump Sum Items:			Totals:			SANITARY SEWER		1		0		0		0						
X	Asphalt Shingle	Lump Sum Items:			ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCY:			Totals:			115,730		63,654		56,016								

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



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALLEN LAUREN H NKA DAVIDS	ALLEN MARK W (SM-FORMER S	0	08/18/2008	QC	Not Qualified	2009/545		0.0
HANCHETT ROBERT W & PATRI	ALLEN MARK W & LAUREN H (	10,000	09/30/2005	WD	Arms Length	05-0/3895		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
W BUENA VISTA	School: LAKE CITY - 57020		Pole Barn	08/26/2010	20100487	100%

Owner's Name/Address	MAP #:	2019 Est TCV 51,689 TCV/TFA: 30.62
ALLEN MARK W PO BOX 61 LAKE CITY MI 49651-0061		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS																																				
. SEC 12 T22N R8W LOTS 80 & 81 BUENA VISTA PARK.	X		<p>Public Improvements</p> <p>* Factors * LOTS 80 & 81 - IRR SHAPES</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td><Site Value H> GROUP H SITE10K</td> <td></td> <td></td> <td></td> <td></td> <td>10000</td> <td>100</td> <td></td> <td>10,000</td> </tr> <tr> <td><Site Value B> GRP B BACK LOTS</td> <td></td> <td></td> <td></td> <td></td> <td>7000</td> <td>100</td> <td>NEEDS FILL</td> <td>7,000</td> </tr> <tr> <td colspan="8">112 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =</td> <td>17,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	<Site Value H> GROUP H SITE10K					10000	100		10,000	<Site Value B> GRP B BACK LOTS					7000	100	NEEDS FILL	7,000	112 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =								17,000
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																															
<Site Value H> GROUP H SITE10K					10000	100		10,000																															
<Site Value B> GRP B BACK LOTS					7000	100	NEEDS FILL	7,000																															
112 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =								17,000																															

Comments/Influences	X Sewer	X Electric	X Gas	X Curb	X Street Lights	Standard Utilities	Underground Utils.
CORRECT LOC ADJ FROM -60 TO -35 FOR 05							



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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2019	8,500	17,300	25,800			18,984C
X Rolling	2018	8,500	18,500	27,000			18,540C
X Low	2017	8,500	18,700	27,200			18,159C
X High	2016	8,500	18,500	27,000			17,998C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Desc. of Bldg/Section:
 Calculator Occupancy: Sheds - Equipment 4 Wall Building

Class: D,Pole
 Floor Area: 1,688
 Gross Bldg Area: 1,688
 Stories Above Grd: 1
 Average Sty Hght : 12
 Bsmnt Wall Hght

Depr. Table : 4%
 Effective Age
 Physical %Good: 100
 Func. %Good : 100
 Economic %Good: 100

2010 Year Built
 Remodeled

Overall Bldg Height

Comments:

Construction Cost

High	Above Ave.	Ave.	X	Low
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** ** Calculator Cost Data ** **
 Quality: Average
 Heat#1: Space Heaters, Gas with Fan 0%
 Heat#2: Space Heaters, Gas with Fan 0%
 Ave. SqFt/Story: 1688
 Ave. Perimeter: 172
 Has Elevators:

*** Basement Info ***
 Area:
 Perimeter:
 Type:
 Heat: Hot Water, Radiant Floor

* Mezzanine Info *
 Area #1:
 Type #1:
 Area #2:
 Type #2:

* Sprinkler Info *
 Area:
 Type:

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average
 Stories: 1 Story Height: 12 Perimeter: 172

Base Rate for Upper Floors = 20.55

Adjusted Square Foot Cost for Upper Floors = 20.55

Total Floor Area: 1,688 Base Cost New of Upper Floors = 34,689

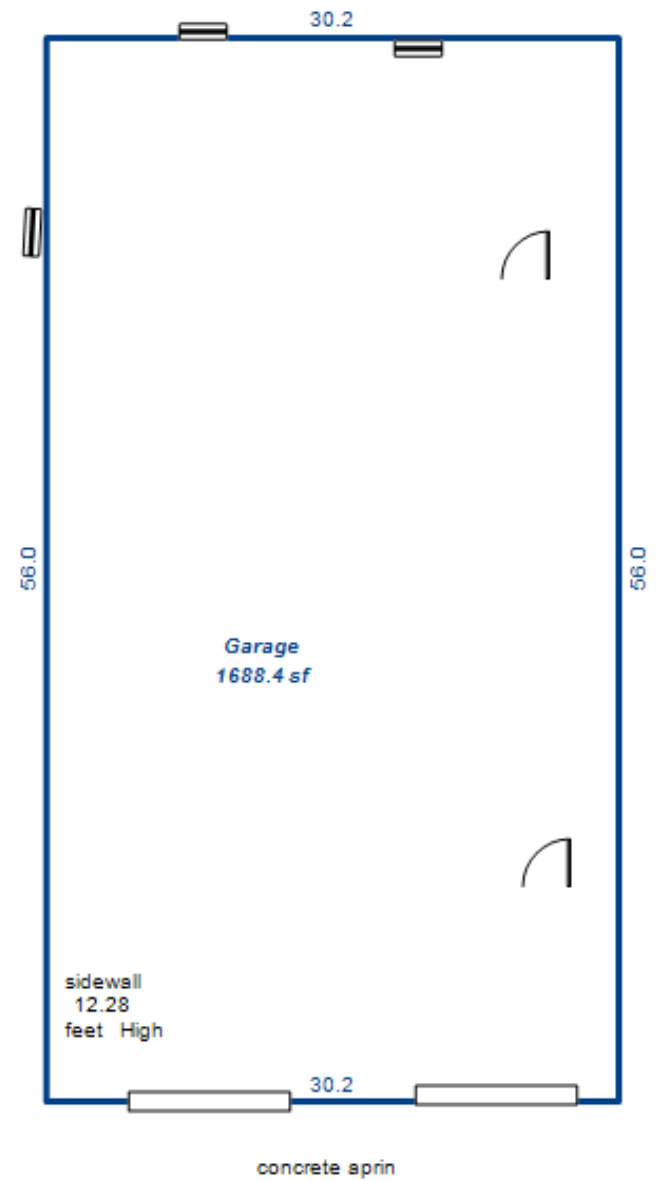
Reproduction/Replacement Cost = 34,689
 Total Depreciated Cost = 34,689

Eff. Age:0 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 100/100/100/100/100.0

ECF (4161 BUENA VISTA AREA BACK LOTS) 1.000 => TCV of Bldg: 1 = 34,689
 Replacement Cost/Floor Area= 20.55 Est. TCV/Floor Area= 20.55

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical		Thickness
Brick/Stone	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
Block	Few None	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	(13) Roof Structure: Slope=0	
(5) Floor Cover:	(9) Sprinklers:	(14) Roof Cover:	
(6) Ceiling:	(10) Heating and Cooling:		
	Gas Oil Coal Stoker Hand Fired Boiler		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LINE ROBERT S & BARBARA C	FLORY PATRICK G & TAMMY S	16,000	09/19/2014	WD	WARRANTY DEED	2014-03200	PTA	100.0
ROWLAND TERESA M TRUSTEE	LINE ROBERT S & BARBARA C	10,000	10/19/2011	WD	WARRANTY DEED	2011-03008	PTA	100.0

Property Address: W RAILROAD ST
 Class: 401 RESIDENTIAL-I Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY - 57020
 P.R.E. 0%
 MAP #:

Owner's Name/Address: FLORY PATRICK G & TAMMY S
 6470 TRINKLIN RD
 SAGINAW MI 48609
 2019 Est TCV 16,000

Improved X Vacant
 Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
 * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value

Tax Description: 2012 ROLL: SEC 12 T22N R8W LOTS 82, 83 BUENA VISTA PARK.
 SPLIT ON 10/20/2011 INTO 009-160-084-00; (LOTS 84 & 85)
 AND 009-160-082-00 (LOTS 82 & 83)
 FORMERLY: SEC 12 T22N R8W LOTS 82, 83, 84 & 85 BUENA VISTA PARK.
 X Dirt Road
 X Gravel Road
 X Paved Road
 X Storm Sewer
 X Sidewalk
 X Water
 X Sewer
 X Electric
 X Gas
 X Curb
 X Street Lights
 Standard Utilities
 Underground Utils.

Comments/Influences: Split/Comb. on 10/20/2011 completed 10/20/2011 tim SALE OF PARCELS IN



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	8,000	0	8,000			7,680C
		TPC 12/27/2017 INSPECTED	2018	7,500	0	7,500			7,500S
		TPC 09/23/2014 INSPECTED	2017	7,800	0	7,800			7,800S
		TPC 05/28/2011 INSPECTED	2016	7,800	0	7,800			7,800S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BLIESENER STANLEY & MARY	BLIESENER STANLEY G & MAR	1	08/14/2017	QC	FAMILY SALE	2017-02603	PTA	0.0
ROWLAND TERESA M TRUSTEE	BLIESENER STANLEY & MARY	70,000	06/20/2013	WD	WARRANTY DEED	2013-02165	PTA	100.0
ROWLAND TERESA M TRUSTEE	LINE ROBERT S & BARBARA C	10,000	10/19/2011	WD	WARRANTY DEED	2011-03008	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6451 BUENA VISTA BLVD			ALTERATION	06/04/2015	2015-0202	100%
		P.R.E. 100% 06/25/2013	Addition	06/12/2014	2014-0179	100%
Owner's Name/Address		MAP #:	ALTERATION	06/18/2013	2013-0232	100%
BLIESENER STANLEY G & MARY H TRUST 6451 BUENA VISTA LAKE CITY MI 49651		2019 Est TCV 109,409 TCV/TFA: 105.51				

X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS				
Public Improvements			* Factors * LOTS 84 & 85				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			<Site Value H> GROUP H SITE10K			10000 100	10,000
			<Site Value H> GROUP H SITE10K			10000 100	10,000
			92 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =				20,000

Tax Description	X	Description	Rate	Size % Good	Cash Value
2012 ROLL: SEC 12 T22N R8W LOTS 84, 85 BUENA VISTA PARK. SPLIT ON 10/20/2011 INTO 009-160-084-00; (LOTS 84 & 85) AND 009-160-082-00 (LOTS 82 & 83) FORMERLY: SEC 12 T22N R8W LOTS 82, 83, 84 & 85 BUENA VISTA PARK.	X	Dirt Road			
	X	Gravel Road			
	X	Paved Road			
	X	Storm Sewer			
	X	Sidewalk			
	X	Water			
	X	Sewer	23.44	60 0	0
	X	Electric	6.21	1700 0	0
	X	Gas	5.00	133 0	0
	X	Curb			

Comments/Influences	X	Description	Rate	Size % Good	Cash Value
Split/Comb. on 10/20/2011 completed 10/20/2011 tim SALE OF PARCELS IN PLATTED SUB;	X	Street Lights			
	X	Standard Utilities			
	X	Underground Utils.			
		LAND IMPROVE 2500	2,500.00	1 94	2,350
		Total Estimated Land Improvements True Cash Value = 2,350			

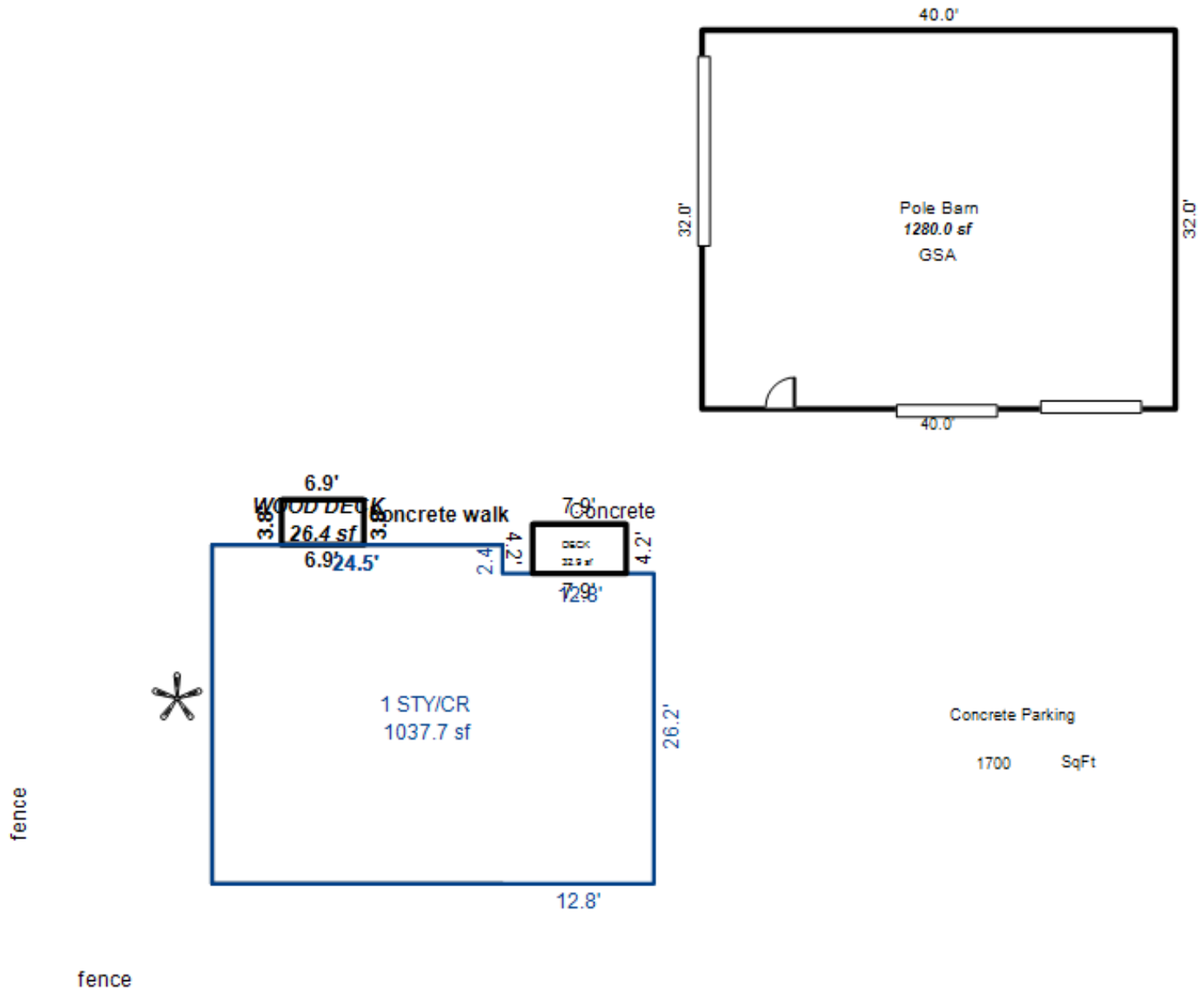


Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
	X												

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	10,000	44,700	54,700			51,124C
2018	10,000	40,100	50,100			49,926C
2017	10,000	38,900	48,900			48,900S
2016	10,000	38,600	48,600			48,600S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BROWN RUSSELL R & JEAN M	PHILLIPS ROSS D & VICKI L	0	06/26/2009	WD	Multiple Reference	2009/2462		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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BUENA VISTA DR	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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PHILLIPS ROSS D & VICKI L, TTEES	2019 Est TCV 12,000					
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PHILLIPS LIVING TRUST	Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS		
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6315 BALSAM DR	Public Improvements		* Factors *			
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Hudsonville MI 49426	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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	Gravel Road		<Site Value C>	C BACK LOTS 12K				12000	100		12,000
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	Paved Road		46 Actual Front Feet, 0.08 Total Acres		Total Est. Land Value =						
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	Storm Sewer										
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	Sidewalk										
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	Water										
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	Sewer										
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	Electric										
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	Gas										
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	Curb										
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	Street Lights										
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	Standard Utilities										
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	Underground Utils.										
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	Topography of Site										
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	Level										
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	Rolling										
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	Low										
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	High										
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	Landscaped										
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	Swamp										
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	Wooded										
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	Pond										
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	Waterfront										
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	Ravine										
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	Wetland										
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	Flood Plain										
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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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	Who	When	What	2019	6,000	0	6,000			1,396C
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	TPC 12/27/2017 INSPECTED			2018	6,000	0	6,000			1,364C
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	The Equalizer. Copyright (c) 1999 - 2009.			2017	6,000	0	6,000			1,336C
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	Licensed To: Township of Lake, County of Missaukee, Michigan			2016	6,000	0	6,000			1,325C
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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FORSYTHE JOHN W (DECEASED)	FORSYTHE DOROTHY (HIS SPO	0	02/02/2002	OTH	Not Qualified	02-0/701		0.0
		86,500	06/01/1999	WD	Download	328:1433		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6431 W CIRCLE DR						
Owner's Name/Address	School: LAKE CITY - 57020		P.R.E. 100% 07/25/1994		MAP #:	
FORSYTHE DOROTHY L 6431 W CIRCLE DRIVE LAKE CITY MI 49651	2019 Est TCV 129,342 TCV/TFA: 90.58					

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS			
			Description	Frontage	Depth	Value
FORSYTHE DOROTHY L 6431 W CIRCLE DRIVE LAKE CITY MI 49651	X		Dirt Road			
			Gravel Road			
Tax Description	X		Paved Road			
			Storm Sewer			
. SEC 12 T22N R8W LOTS 87 & 88 BUENA VISTA PARK.	X		Sidewalk			
			Water			
Comments/Influences	X		Sewer			
			Electric			
REFUSED ENTRY..EXTENSIVE REMODELING SINCE LAST APPRAISAL GAVE SIZE ADJ OF +80 AND CHG'D LOC FROM	X		Gas			
			Curb			
Topography of Site	X		Street Lights			
			Standard Utilities			
Underground Utils.	X		LAND IMPROVE 1000	1,000.00	1	95
			Total Estimated Land Improvements True Cash Value =				950	1,432



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	12,000	52,700	64,700			58,233C
2018	12,000	49,000	61,000			56,869C
2017	12,000	43,700	55,700			55,700S
2016	12,000	47,200	59,200			58,775C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage
X	Single Family Mobile Home Town Home Duplex A-Frame	0	Eavestrough Insulation Front Overhang Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	444	Treated Wood	Year Built: 1971 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0
	Wood Frame		Drywall Paneled		Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C -5 Effec. Age: 40 Floor Area: 1,428 Total Base New : 196,823 Total Depr Cost: 118,079 Estimated T.C.V: 103,910				E.C.F. X 0.880			Bsmnt Garage: Carport Area: Roof:
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric							
Yr Built 1971	Remodeled 0	Ex	X Ord	Min	100 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1S						
Condition: Average		Lg	X Ord	Small	No./Qual. of Fixtures			Ground Area = 1428 SF Floor Area = 1428 SF.						
Room List		(5) Floors		Ex. X Ord. Min			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60							
Basement	1st Floor	Kitchen:		No. of Elec. Outlets			Building Areas							
2nd Floor	3 Bedrooms	Other:		Many X Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost							
(1) Exterior		Other:		(13) Plumbing			1 Story Siding Basement 1,428							
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		1 Average Fixture(s)			Total: 156,356 93,800							
	Insulation	(7) Excavation		3 3 Fixture Bath			Other Additions/Adjustments							
(2) Windows		Basement: 1428 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat			Plumbing							
X	Many Avg. X Large Avg. Small	(8) Basement		No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8 Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			Treated Wood							
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Garages							
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		Lump Sum Items:			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)							
X	Gable Hip Flat	Gambrel Mansard Shed					Base Cost							
X	Asphalt Shingle	(10) Floor Support					Common Wall: 1 Wall							
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:					Water/Sewer							
							Public Sewer							
							Water Well, 50 Feet							
							Built-Ins							
							Appliance Allow.							
							Fireplaces							
							Exterior 1 Story							
							Local Cost Items							
							SANITARY SEWER							
							Totals: 196,823 118,079							
							Notes:							
							ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV:							

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status	
1615 PARK BLVD		School: LAKE CITY - 57020		P.R.E. 100% 06/01/1995					
Owner's Name/Address		MAP #:		2019 Est TCV 64,270 TCV/TFA: 73.03					
HALL GORDON L & LUCY J P O BOX 1016 LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS					
Tax Description		Public Improvements		* Factors *					
. SEC 12 T22N R8W LOT 89 BUENA VISTA PARK.		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
Comments/Influences		Gravel Road		<Site Value C> C BACK LOTS 12K		12000 100		12,000	
		Paved Road		46 Actual Front Feet, 0.11 Total Acres		Total Est. Land Value =		12,000	
		Storm Sewer		Land Improvement Cost Estimates					
		Sidewalk		Description	Rate	Size % Good	Cash Value		
		Water		Residential Local Cost Land Improvements					
		X Sewer		Description	Rate	Size % Good	Cash Value		
		X Electric		LAND IMPROVE 1000		1,000.00	1 95	950	
		X Gas		Total Estimated Land Improvements True Cash Value =					950
		X Curb							
		X Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
		X Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2019	6,000	26,100	32,100	24,659C
		TPC 12/27/2017	INSPECTED		2018	6,000	25,100	31,100	24,082C
		TPC 10/12/2012	INSPECTED		2017	6,000	24,400	30,400	23,587C
		TPC 04/02/2012	INSPECTED		2016	6,000	24,200	30,200	23,377C

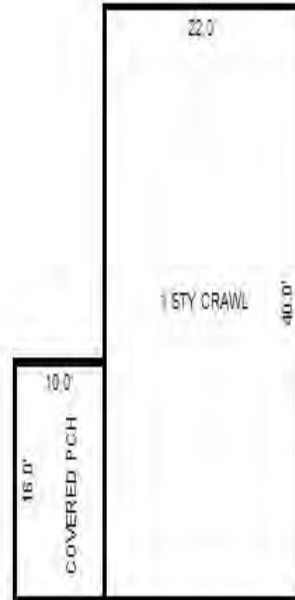


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 160	Type CCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	X	Drywall Paneled	Plaster Wood T&G	X		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	1		Class: CD Effec. Age: 35 Floor Area: 880 Total Base New : 89,722 Total Depr Cost: 58,319 Estimated T.C.V: 51,320		E.C.F. X 0.880	
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace		(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1960	
Yr Built 1960	Remodeled 0	Ex	X	Ord	Min	200 Amps Service		Ground Area = 880 SF Floor Area = 880 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Total: 79,729		Depr. Cost 51,824	
Condition: Average		Lg	Ord	X	Small	(13) Plumbing		Building Areas		Cost New		Depr. Cost	
Room List		(5) Floors		No./Qual. of Fixtures		(14) Water/Sewer		Stories Exterior Foundation Size		79,729		51,824	
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 Story Siding Crawl Space		Total: 933		606	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		(14) Water/Sewer		Other Additions/Adjustments		160		1,947	
X	Wood/Shingle Aluminum/Vinyl Brick	Basement: 0 S.F. Crawl: 880 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing		1,006		654	
	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:		Porches		1,962		1,275	
(2) Windows		(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF		SANITARY SEWER		CCP (1 Story)		1,467		954	
X	Many Avg. Few	X	Large Avg. Small	(10) Floor Support		Notes:		Water/Sewer		1,630		1,059	
X	Wood Sash Metal Sash Vinyl Sash	Recreation SF Living SF Walkout Doors No Floor SF		Joists: Unsupported Len: Cntr.Sup:		ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV:		Public Sewer		0		0	
X	Double Hung Horiz. Slide Casement	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Chimney: Block		Totals: 89,722		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		58,319		* 51,320	
X	Double Glass Patio Doors Storms & Screens	Lump Sum Items:						Appliance Allow. Fireplaces Wood Stove					
(3) Roof								Local Cost Items					
X	Gable Hip Flat							SANITARY SEWER					
X	Gambrel Mansard Shed												
X	Asphalt Shingle												

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



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RIGGIE ALVERNA	RIGGIE ALVERNA (ETAL L/E)	0	05/12/2005	QC	Not Qualified	05-0/1980		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1601 S PARK BLVD						
Owner's Name/Address	School: LAKE CITY - 57020					
RIGGIE ALVERNA (ETAL L/E) YVONE MONTGOMERY 7807 E SAGINAW HWY LANSING MI 48917	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 67,083 TCV/TFA: 83.85					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS			
			Description	Frontage	Depth	Value
. SEC 12 T22N R8W LOT 90 BUENA VISTA PARK.	X		* Factors *			
			<Site Value A> GROUP A 25K			25,000
			50 Actual Front Feet, 0.11 Total Acres		Total Est. Land Value =	25,000

Comments/Influences	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
	X	Dirt Road			
	X	Gravel Road			
	X	Paved Road			
	X	Storm Sewer			
	X	Sidewalk			
	X	Water			
	X	Sewer	15.49	48 45	335
	X	Electric			
	X	Gas			
	X	Curb			
	X	Street Lights			
		Standard Utilities			
		Underground Utils.			
		Total Estimated Land Improvements True Cash Value = 335			

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2019	12,500	21,000	33,500			24,486C
Rolling	2018	12,500	19,800	32,300			23,913C
Low	2017	6,000	17,600	23,600			23,422C
High	2016	6,000	19,000	25,000			23,214C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

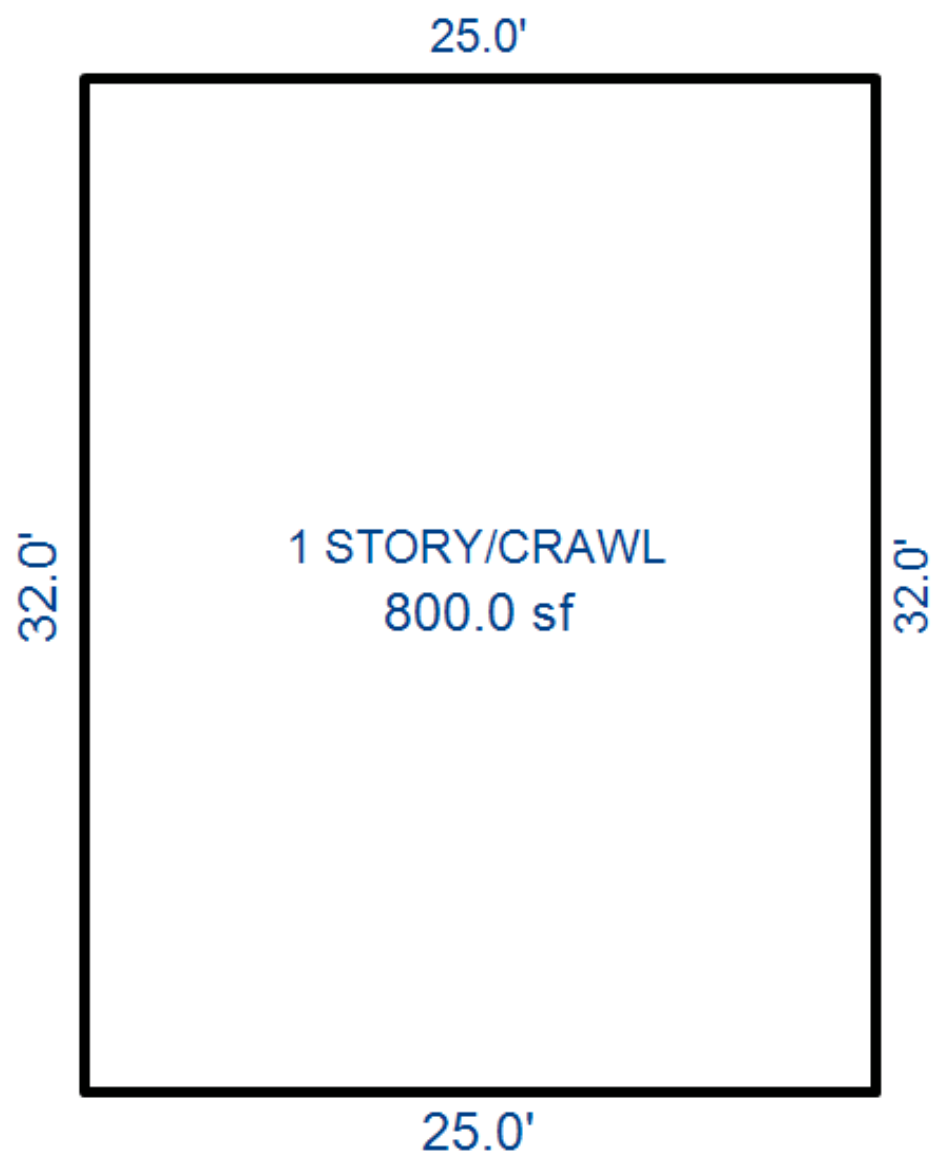


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame		Drywall Paneled	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: 1S		Trim & Decoration													
Yr Built 1964	Remodeled 0	Ex	Ord	X	Min	Size of Closets									
Condition: Average		Lg	Ord	X	Small	Doors									
Room List		(5) Floors		Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			60 Amps Service								
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S							Cls CD Blt 1964	
X	Wood/Shingle Aluminum/Vinyl Brick			Ex. Ord. X Min			(11) Heating System: Forced Air w/ Ducts								
	Insulation			No. of Elec. Outlets			Ground Area = 800 SF Floor Area = 800 SF.								
(2) Windows				Many Ave. X Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60								
X	Many Avg. X Few	Large Avg. X Small		(7) Excavation			Building Areas								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 800 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost								
		(8) Basement		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space 800 Total: 73,700 44,220								
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			Other Additions/Adjustments								
X	Gable Hip Flat	Gambrel Mansard Shed		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing Average Fixture(s) 1 933 560 Water/Sewer Public Sewer 1 1,006 604 Water Well, 50 Feet 1 1,962 1,177 Built-Ins Appliance Allow. 1 1,467 880 Local Cost Items SANITARY SEWER 1 0 0								
X	Asphalt Shingle	(9) Basement Finish		Lump Sum Items:			Notes: ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV: 41,748								
	Chimney: Brick	Recreation SF Living SF Walkout Doors No Floor SF					Totals: 79,068 47,441								

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)		Date	Number	Status				
W LAKEVIEW DR		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
ODEGARD TIMOTHY E & TRACEY J TRUST 11380 FAWN VALLEY TRAIL FENTON MI 48430		MAP #:		2019 Est TCV 25,000								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS							
. SEC 12 T22N R8W LOT 91 BUENA VISTA PARK.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		<Site Value A> GROUP A 25K		25000	100					25,000
		Paved Road		50 Actual Front Feet, 0.13 Total Acres		Total Est. Land Value =						25,000
		Storm Sewer										
		Sidewalk										
		Water										
		X Sewer										
		X Electric										
		X Gas										
		Curb										
		X Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2019	12,500	0	12,500		2,098C		
		TPC 12/27/2017 INSPECTED			2018	12,500	0	12,500		2,049C		
		TPC 09/18/2017 INSPECTED			2017	6,000	0	6,000		2,007C		
		TPC 04/02/2012 INSPECTED			2016	6,000	0	6,000		1,990C		



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FECHTER ERNEST C	SILER GREG R	167,000	08/31/2017	WD	Arms Length	2017-02724	PTA	100.0
FECHTER CHRISTOPHER & CAR	FECHTER ERNEST C A/K/A CH	1	12/15/2015	QC	RELATED PARTY	2015-04181	PTA	0.0
COLT JUDITH COOK	FECHTER CHRISTOPHER & CAR	147,000	10/22/2010	WD	Arms Length	2010-4793WD	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6437 W LAKEVIEW DR	School: LAKE CITY - 57020		Addition	06/14/2011	2011-0263	100%
	P.R.E. 100% 09/19/2017		Other	07/30/2007	20070495	Complete

Owner's Name/Address	MAP #:
SILER GREG R 6437 W LAKEVIEW DR LAKE CITY MI 49651	2019 Est TCV 153,918 TCV/TFA: 106.89

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
. SEC 12 T22N R8W LOT 92 BUENA VISTA PARK.			

Comments/Influences	Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	Dirt Road		<Site Value A> GROUP A 25K					25000	100		25,000
	Gravel Road		50 Actual Front Feet, 0.10 Total Acres					Total Est. Land Value =			25,000
	Paved Road		Land Improvement Cost Estimates								
	Storm Sewer		Description					Rate	Size	% Good	Cash Value
	Sidewalk		D/W/P: 4in Concrete					5.29	223	0	0
	Water		D/W/P: 4in Ren. Conc.					6.21	720	0	0
	X Sewer		Wood Frame					24.51	80	0	0
	X Electric		Residential Local Cost Land Improvements								
	X Gas		Description					Rate	Size	% Good	Cash Value
	Curb		LAND IMPROVE 2500					2,500.00	1	97	2,425
	X Street Lights		Total Estimated Land Improvements True Cash Value =								
	Standard Utilities										2,425
	Underground Utils.										

Topography of Site	X Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	12,500	64,500	77,000			73,318C
2018	12,500	59,100	71,600			71,600S
2017	6,000	55,000	61,000			60,518C
2016	6,000	54,600	60,600			59,979C

Who When What

TPC 12/27/2017 INSPECTED

TPC 05/01/2017 INSPECTED

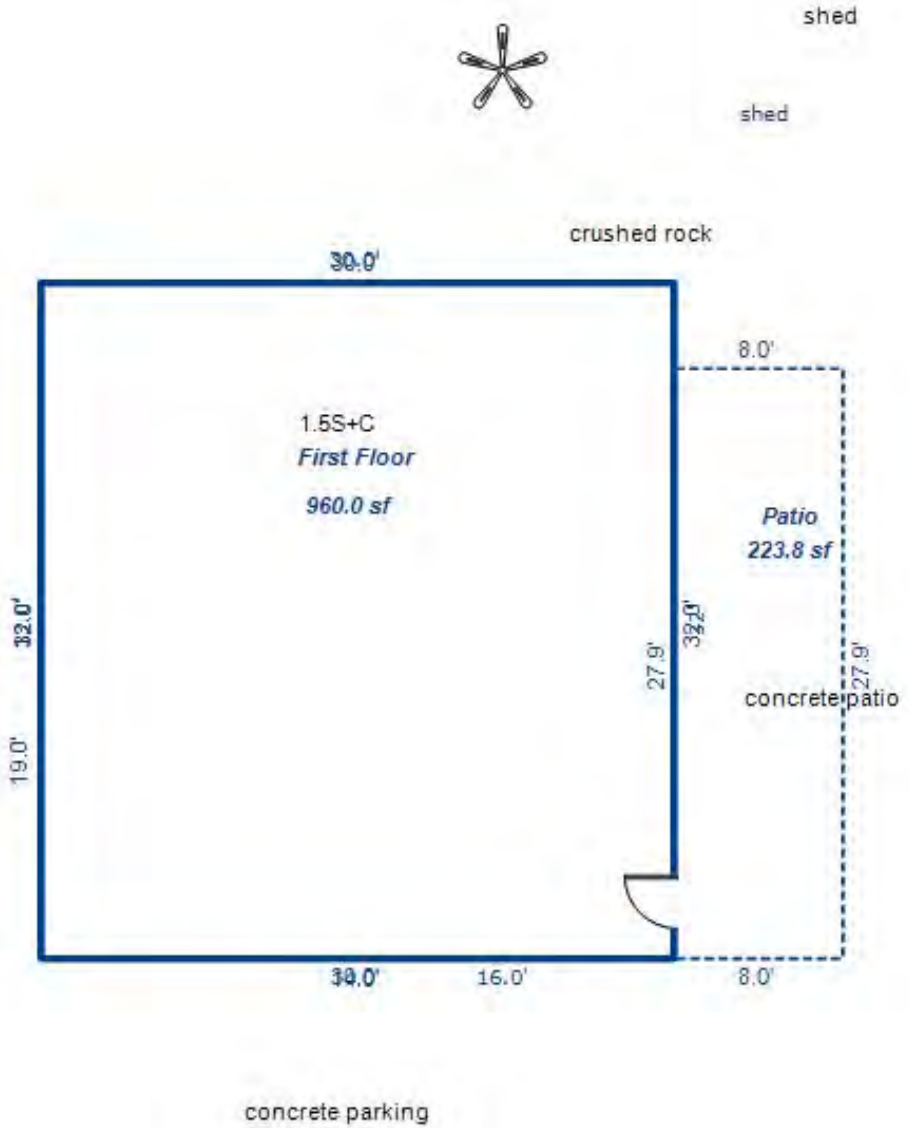
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*** Information herein deemed reliable but not guaranteed***




Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																																		
X	Wood Frame		Drywall Paneled		Plaster Wood T&G																																																																																										
Building Style: 1.5S		Trim & Decoration																																																																																													
Yr Built 1993	Remodeled 2003	Ex	X Ord		Min	Size of Closets																																																																																									
Condition: Average		Lg	X Ord		Small																																																																																										
Room List		(5) Floors		Central Air Wood Furnace																																																																																											
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X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 0 S.F. Slab: 960 S.F. Height to Joists: 0.0		(8) Basement																																																																																											
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Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																										
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Notes: ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV:										126,493		*																																																																																			

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		69,000	06/01/2002	WD	Download	02-0:3399		0.0

Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status						
6431 W LAKEVIEW DR		School: LAKE CITY - 57020												
Owner's Name/Address		P.R.E. 0%												
CHILMAN DEBORAH ETAL 2306 WHITETAIL DRIVE CADILLAC MI 49601		MAP #:												
		2019 Est TCV 91,342 TCV/TFA: 101.49												
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS										
NORTHWESTERN MORTGAGE COMPANY P O BOX 809 625 S GARFIELD TRAVERSE CITY MI 49685-0809		X		* Factors *										
Tax Description		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
. SEC 12 T22N R8W LOT 93 BUENA VISTA PARK.		Dirt Road		<Site Value A>	GROUP A	25K			25000	100		25,000		
Comments/Influences		Gravel Road		65 Actual Front Feet, 0.13 Total Acres		Total Est. Land Value =						25,000		
		Paved Road		Land Improvement Cost Estimates										
		Storm Sewer		Description	Rate	Size	% Good	Cash Value						
		Sidewalk		Wood Frame	21.25	120	71	1,810						
		Water		Residential Local Cost Land Improvements										
		Sewer		Description	Rate	Size	% Good	Cash Value						
		Electric		LAND IMPROVE	1000	1,000.00	1	97	970					
		Gas		Total Estimated Land Improvements		True Cash Value =							2,780	
		Curb												
		Street Lights												
		Standard Utilities												
		Underground Utils.												
		Topography of Site												
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Rolling		2019	12,500	33,200	45,700			30,601C				
		Low		2018	12,500	32,100	44,600			29,884C				
		High		2017	6,000	31,100	37,100			29,270C				
		Landscaped		2016	6,000	30,900	36,900			29,009C				
		Swamp												
		Wooded												
		Pond												
		Waterfront												
		Ravine												
		Wetland												
		Flood Plain												
		Who	When	What										
		TPC	12/27/2017	INSPECTED										
		TPC	11/07/2011	INSPECTED										

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 216 160	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																
X	Wood Frame		Drywall Paneled		Plaster Wood T&G	X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 26 Floor Area: 900 Total Base New : 97,609 Total Depr Cost: 72,230 Estimated T.C.V: 63,562			E.C.F. X 0.880																																	
Building Style: 1.5S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.5S			Cls C		Blt 1973																																	
Yr Built 1973	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Clas C			Blt 1973																																			
Condition: Average		Lg	X	Ord		Small	No. of Elec. Outlets			Ground Area = 600 SF			Floor Area = 900 SF.																																			
Room List		Doors		Solid	X	H.C.	Many			X	Ave.	Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74																																			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			(13) Plumbing			Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost																									
	(1) Exterior	(6) Ceilings		No./Qual. of Fixtures			Average Fixture(s)			1.5 Story			Siding		Crawl Space		600		Total:		83,259		61,611																									
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 600 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			3 Fixture Bath			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan		
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Average Fixture(s)			Plumbing			Deck			Treated Wood			216			3,309			2,449																				
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			1			Public Water			Fireplaces			Wood Stove			1			1,936			1,433																							
X	Double Hung Horiz. Slide Casement	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Public Sewer			Local Cost Items			SANITARY SEWER			1			0			0																							
X	Double Glass Patio Doors Storms & Screens	(14) Water/Sewer		Public Water			1			Public Sewer			Notes:			ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV:			63,562																													
X	Asphalt Shingle	Chimney: Metal		Lump Sum Items:			1			Water Well																																						
X	Gable Hip Flat	Gambrel Mansard Shed					1			1000 Gal Septic																																						
X	Chimney: Metal						1			2000 Gal Septic																																						

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WHIPPLE ROBIN K	DOLLEY DEAN & SHONNA	110,000	11/18/2016	WD	Arms Length	2016-03766	PTA	100.0
WHIPPLE KIM W (SM)	WHIPPLE ROBIN K (SW)	0	03/07/2006	QC	Not Qualified	06-0/761		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6432 W CIRCLE DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 116,350 TCV/TFA: 86.19					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS				
		Public Improvements		Description	Frontage	Depth	* Factors *	Value
. SEC 12 T22N R8W LOTS 94 & 95 BUENA VISTA PARK.	X	Dirt Road		<Site Value C> C BACK LOTS 12K			12000 100 LOT 94	12,000
		Gravel Road		<Site Value E> E BACK LOTS			6000 100 LOT 95, IRR	6,000
		Paved Road		199 Actual Front Feet, 0.46 Total Acres Total Est. Land Value =				18,000

Comments/Influences	X	Land Improvement Cost Estimates					
		Description	Rate	Size % Good	Cash Value		
	X	Sewer	D/W/P: 3.5 Concrete	4.68	1000 0	0	
	X	Electric	Metal Prefab	11.80	100 45	531	
	X	Gas	Residential Local Cost Land Improvements				
	X	Street Lights	Description	Rate	Size % Good	Cash Value	
		Standard Utilities	LAND IMPROVE 1000	1,000.00	1 94	940	
		Underground Utils.	Total Estimated Land Improvements True Cash Value =				1,471



Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
	X												

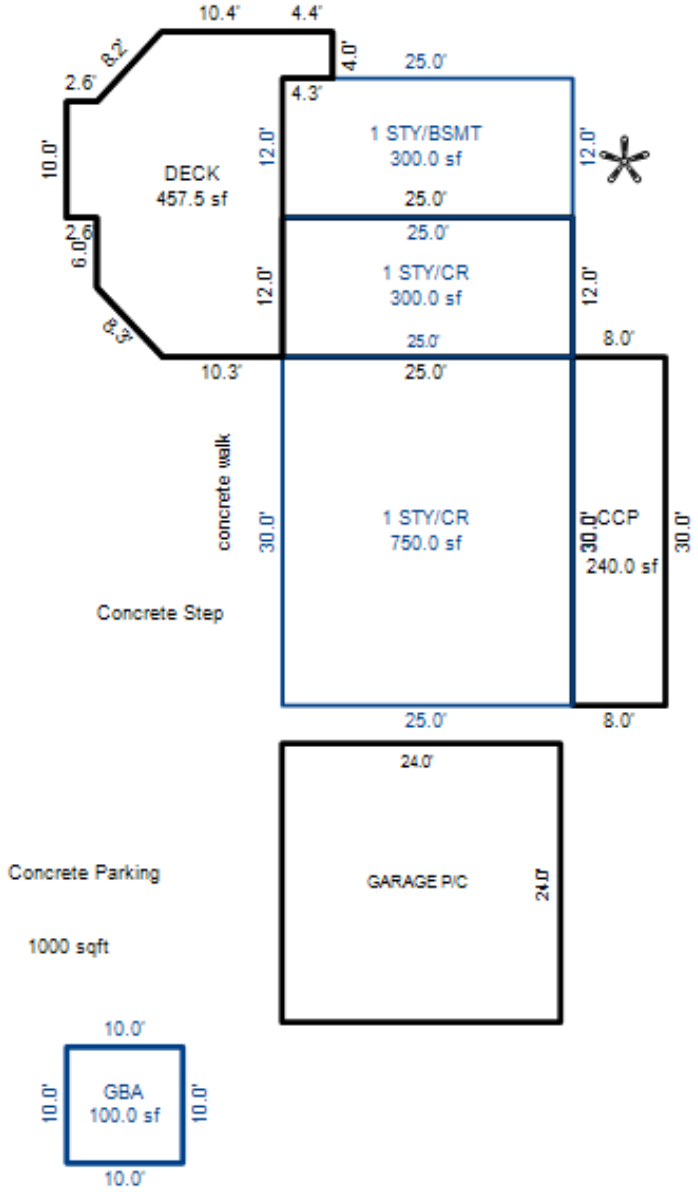
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	9,000	49,200	58,200			54,888C
2018	8,500	45,500	54,000			53,602C
2017	8,800	33,200	42,000	52,500J		52,500S
2016	8,800	27,700	36,500			28,155C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 240 457	Type CCP (1 Story) Treated Wood	Year Built: 1989 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																																										
Building Style: 1S		Trim & Decoration																																													
Yr Built 1967	Remodeled 2012	Ex	X	Ord		Min																																									
Condition: Average		Lg	X	Ord		Small																																									
Room List		(5) Floors																																													
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:					(12) Electric																																								
		(6) Ceilings					No./Qual. of Fixtures																																								
(1) Exterior							Ex. X Ord. Min																																								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation						No. of Elec. Outlets																																								
(2) Windows							Many X Ave. Few																																								
X	Many Avg. X Few	Large Avg. Small					(7) Excavation																																								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					(13) Plumbing																																								
(3) Roof							1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																								
X	Gable Hip Flat	Gambrel Mansard Shed					(14) Water/Sewer																																								
X	Asphalt Shingle						1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																								
Chimney: Brick							Lump Sum Items:																																								
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1350 SF Floor Area = 1350 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=67/100/100/100/67 Building Areas														Cls CD		Blt 1967																															
<table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>750</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>300</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>300</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>129,336</td> <td>86,657</td> </tr> </tbody> </table>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	750			1 Story	Siding	Basement	300			1 Story	Siding	Crawl Space	300			Total:				129,336	86,657				
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																										
1 Story	Siding	Crawl Space	750																																												
1 Story	Siding	Basement	300																																												
1 Story	Siding	Crawl Space	300																																												
Total:				129,336	86,657																																										
Other Additions/Adjustments Plumbing Average Fixture(s) 1 933 625 3 Fixture Bath 1 2,929 1,962 Porches CCP (1 Story) 240 4,248 2,846 Deck Treated Wood 457 5,278 3,536 Garages Class: CD Exterior: Pole (Unfinished) Base Cost 576 11,267 7,549 Water/Sewer Public Sewer 1 1,006 674 Water Well, 100 Feet 1 4,280 2,868 Built-Ins Appliance Allow. 1 1,467 983 Fireplaces Interior 1 Story 1 3,567 2,390 Local Cost Items SANITARY SEWER 1 0 0 *																																															
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																															

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BROWN RUSSELL R & JEAN M	PHILLIPS ROSS D & VICKI L	62,500	06/26/2009	WD	Multiple Improved	2009/2462		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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6431 W BUENA VISTA BLVD	School: LAKE CITY - 57020					
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	P.R.E. 0%					
--	-----------	--	--	--	--	--

Owner's Name/Address	MAP #:					
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PHILLIPS ROSS D & VICKI L TTEES PHILLIPS LIVING TRUST 6315 BALSAM DR Hudsonville MI 49426	2019 Est TCV 64,685 TCV/TFA: 92.41					
--	------------------------------------	--	--	--	--	--

X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS			
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	Public Improvements		* Factors *			
--	---------------------	--	-------------	--	--	--

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
65 Actual Front Feet, 0.19 Total Acres						Total Est. Land Value =		12,000

Land Improvement Cost Estimates			Description	Rate	Size	% Good	Cash Value
---------------------------------	--	--	-------------	------	------	--------	------------

	X	Sewer	Residential Local Cost Land Improvements				
--	---	-------	--	--	--	--	--

	X	Electric	Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value
--	---	----------	-------------	------	--	--------	------------

	X	Gas	LAND IMPROVE 1000	1,000.00	1	95	950
--	---	-----	-------------------	----------	---	----	-----

	X	Curb	Total Estimated Land Improvements True Cash Value =				950
--	---	------	---	--	--	--	-----

	X	Street Lights					
--	---	---------------	--	--	--	--	--

		Standard Utilities					
--	--	--------------------	--	--	--	--	--

		Underground Utils.					
--	--	--------------------	--	--	--	--	--

		Topography of Site					
--	--	--------------------	--	--	--	--	--

	X	Level					
--	---	-------	--	--	--	--	--

		Rolling					
--	--	---------	--	--	--	--	--

		Low					
--	--	-----	--	--	--	--	--

		High					
--	--	------	--	--	--	--	--

		Landscaped					
--	--	------------	--	--	--	--	--

		Swamp					
--	--	-------	--	--	--	--	--

		Wooded					
--	--	--------	--	--	--	--	--

		Pond					
--	--	------	--	--	--	--	--

		Waterfront					
--	--	------------	--	--	--	--	--

		Ravine					
--	--	--------	--	--	--	--	--

		Wetland					
--	--	---------	--	--	--	--	--

		Flood Plain					
--	--	-------------	--	--	--	--	--

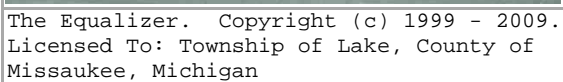
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
------	------------	----------------	----------------	-----------------	----------------	---------------

2019	6,000	26,300	32,300			31,106C
------	-------	--------	--------	--	--	---------

2018	6,000	24,600	30,600			30,377C
------	-------	--------	--------	--	--	---------

2017	6,000	23,900	29,900			29,753C
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2016	6,000	23,700	29,700			29,488C
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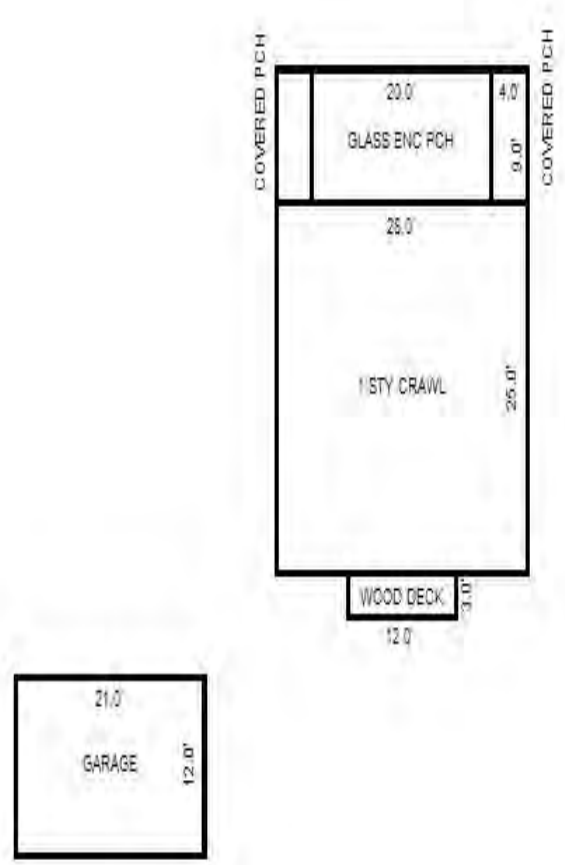


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1979 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 252 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G												
Building Style: 1S		Trim & Decoration															
Yr Built 1964	Remodeled 0	Ex	Ord	X	Min	Size of Closets											
Condition: Average		Lg	Ord	X	Small	Doors											
Room List		(5) Floors		Central Air Wood Furnace													
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric 60 Amps Service													
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S					Cls D		Blt 1964			
X	Wood/Shingle Aluminum/Vinyl Brick	Ex.	X	Ord.	Min	No. of Elec. Outlets			(11) Heating System: Forced Heat & Cool Ground Area = 700 SF Floor Area = 700 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65								
	Insulation	Many	X	Ave.	Few	(13) Plumbing			Building Areas								
(2) Windows		(7) Excavation		(14) Water/Sewer			Stories Exterior Foundation Size Cost New Depr. Cost										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 700 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space 700 Total: 64,848 42,150										
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		Other Additions/Adjustments			Plumbing								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches			CGEP (1 Story) 180 6,935 4,508 CCP (1 Story) 36 745 484 CCP (1 Story) 36 745 484							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Deck			Treated Wood 36 1,098 714							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		Lump Sum Items:			Garages			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 252 7,636 4,963 Water/Sewer Public Sewer 1 892 580 Water Well, 100 Feet 1 4,178 2,716							
X	Gable Hip Flat	(10) Floor Support		Notes:			Built-Ins			Appliance Allow. 1 1,243 808							
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1000 Gal Septic 2000 Gal Septic			Fireplaces			Wood Stove 1 1,350 877							
Chimney: Block							Totals:			90,448 58,790							
														ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV:		51,735	

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



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HALL ROB & ABBEY	FLORY PATRICK G & TAMMY S	23,500	09/28/2012	WD	WARRANTY DEED	2012-03174	PTA	100.0
ROWLAND TERESA M TRUSTEE	HALL ROB & ABBEY	12,500	08/24/2012	WD	WARRANTY DEED	2012-02915 WD	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6430 W RAILROAD ST	School: LAKE CITY - 57020		New House	04/29/2014	2014-0089	100%

Owner's Name/Address	MAP #:
FLORY PATRICK G & TAMMY S 6470 TRINKLEIN RD SAGINAW MI 48609	2019 Est TCV 173,870 TCV/TFA: 103.00

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS																																				
. SEC 12 T22N R8W LOTS 97 & 98 BUENA VISTA PARK.	X		<table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td><Site Value C> C BACK LOTS 12K</td> <td></td> <td></td> <td></td> <td></td> <td>12000</td> <td>100</td> <td></td> <td>12,000</td> </tr> <tr> <td><Site Value H> GROUP H SITE10K</td> <td></td> <td></td> <td></td> <td></td> <td>10000</td> <td>100</td> <td></td> <td>10,000</td> </tr> <tr> <td colspan="8">92 Actual Front Feet, 0.23 Total Acres</td> <td>Total Est. Land Value = 22,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	<Site Value C> C BACK LOTS 12K					12000	100		12,000	<Site Value H> GROUP H SITE10K					10000	100		10,000	92 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 22,000
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																															
<Site Value C> C BACK LOTS 12K					12000	100		12,000																															
<Site Value H> GROUP H SITE10K					10000	100		10,000																															
92 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 22,000																															

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates										
	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 4in Ren. Conc.</td> <td>6.21</td> <td>400</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: 4in Ren. Conc.	6.21	400	0	0
Description	Rate	Size	% Good	Cash Value									
D/W/P: 4in Ren. Conc.	6.21	400	0	0									

Comments/Influences	X	Electric	Residential Local Cost Land Improvements															
	X	Electric	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>LAND IMPROVE 1000</td> <td>1,000.00</td> <td>1</td> <td>95</td> <td>950</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>950</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	LAND IMPROVE 1000	1,000.00	1	95	950	Total Estimated Land Improvements True Cash Value =				950
Description	Rate	Size	% Good	Cash Value														
LAND IMPROVE 1000	1,000.00	1	95	950														
Total Estimated Land Improvements True Cash Value =				950														

Comments/Influences	X	Gas	Topography of Site																																			
	X	Gas	<table border="1"> <thead> <tr> <th>Year</th> <th>Land Value</th> <th>Building Value</th> <th>Assessed Value</th> <th>Board of Review</th> <th>Tribunal/Other</th> <th>Taxable Value</th> </tr> </thead> <tbody> <tr> <td>2019</td> <td>11,000</td> <td>75,900</td> <td>86,900</td> <td></td> <td></td> <td>81,758C</td> </tr> <tr> <td>2018</td> <td>11,000</td> <td>69,200</td> <td>80,200</td> <td></td> <td></td> <td>79,842C</td> </tr> <tr> <td>2017</td> <td>11,000</td> <td>67,200</td> <td>78,200</td> <td></td> <td></td> <td>78,200S</td> </tr> <tr> <td>2016</td> <td>11,000</td> <td>66,700</td> <td>77,700</td> <td></td> <td></td> <td>77,700S</td> </tr> </tbody> </table>	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	2019	11,000	75,900	86,900			81,758C	2018	11,000	69,200	80,200			79,842C	2017	11,000	67,200	78,200			78,200S	2016	11,000	66,700	77,700			77,700S
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value																																
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2016	11,000	66,700	77,700			77,700S																																

Comments/Influences	X	Curb	Street Lights
	X	Curb	Street Lights

Comments/Influences	X	Standard Utilities	Underground Utils.
	X	Standard Utilities	Underground Utils.



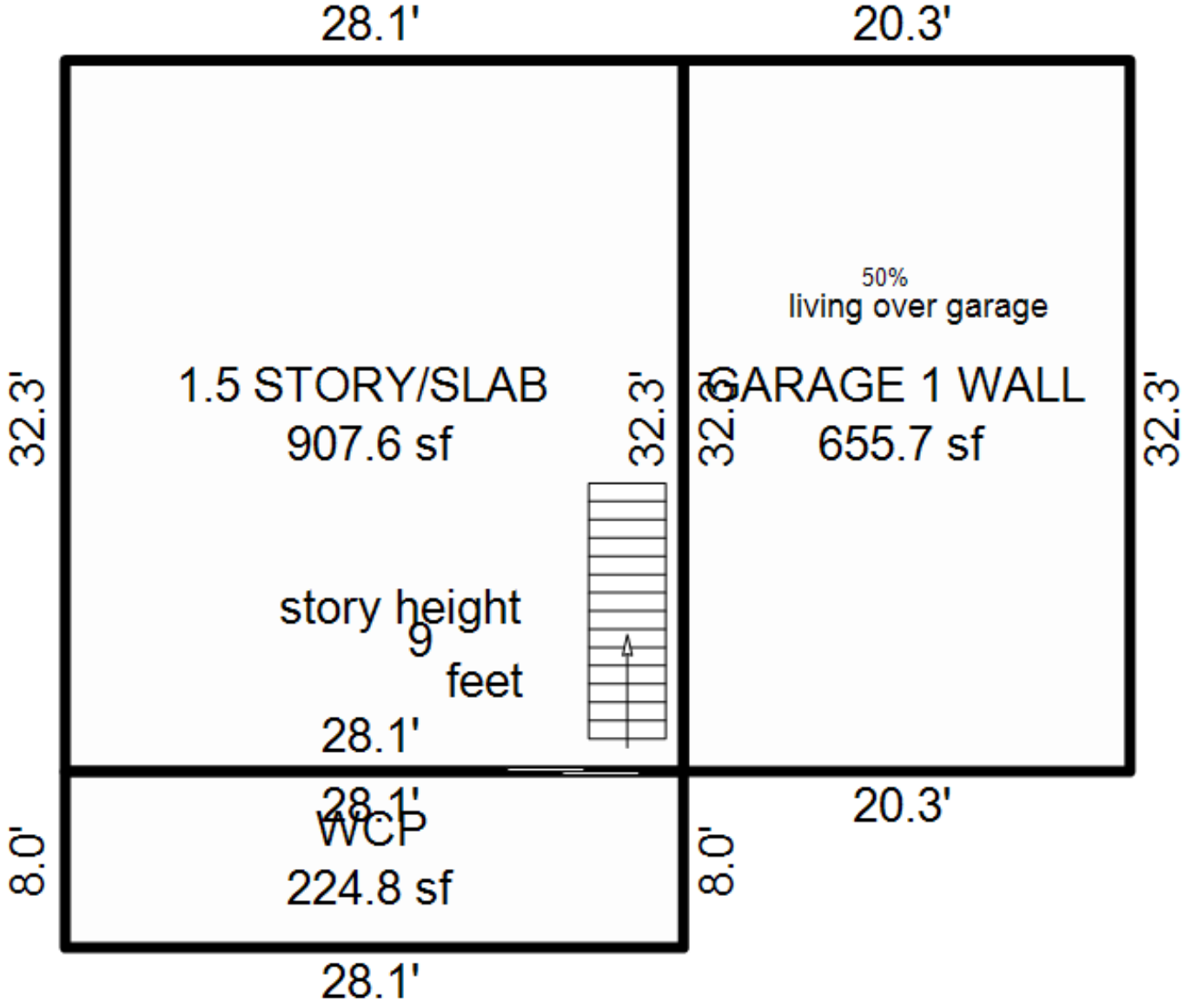
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2018	11,000	69,200	80,200			79,842C
TPC	11/02/2015	INSPECTED	2017	11,000	67,200	78,200			78,200S
TPC	12/19/2014	INSPECTED	2016	11,000	66,700	77,700			77,700S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 224	Type CCP (1 Story)	Year Built: 2014 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 655 % Good: 0 Storage Area: 0 No Conc. Floor: 0	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Central Air Wood Furnace	(12) Electric 0 Amps Service	Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 907 SF Floor Area = 1688 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Slab 907 1 Story Siding Overhang 328 Total: 142,441 141,016 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,120 1,109 3 Fixture Bath 1 3,525 3,490 Porches CCP (1 Story) 224 4,399 4,355 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 655 20,613 20,407 Common Wall: 1 Wall 1 -2,038 -2,018 Water/Sewer Public Sewer 1 1,134 1,123 Water Well, 50 Feet 1 2,038 2,018 Totals: 173,232 171,500	E.C.F. X 0.880	Bsmnt Garage: Carport Area: Roof:
	Mobile Home																		Wood Frame	Drywall Paneled	Plaster Wood T&G	Trim & Decoration Ex Ord Min	Size of Closets Lg Ord Small	Doors Solid H.C.	(5) Floors Kitchen: Other: Other:	No./Qual. of Fixtures Ex. Ord. Min	No. of Elec. Outlets Many Ave. Few	(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 907 S.F. Height to Joists: 0.0	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:	1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:
Town Home		(4) Interior		X			Class: C Effec. Age: 1 Floor Area: 1,688 Total Base New : 173,232 Total Depr Cost: 171,500 Estimated T.C.V: 150,920			Cls C Blt 2015			Notes: 12/19/2014 ELECTIRAL FACEPLATES NOT INSTALLED. -TIM ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV: 150,920					
Duplex		(4) Interior		X			Class: C Effec. Age: 1 Floor Area: 1,688 Total Base New : 173,232 Total Depr Cost: 171,500 Estimated T.C.V: 150,920			Cls C Blt 2015			Notes: 12/19/2014 ELECTIRAL FACEPLATES NOT INSTALLED. -TIM ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV: 150,920					
A-Frame		(4) Interior		X			Class: C Effec. Age: 1 Floor Area: 1,688 Total Base New : 173,232 Total Depr Cost: 171,500 Estimated T.C.V: 150,920			Cls C Blt 2015			Notes: 12/19/2014 ELECTIRAL FACEPLATES NOT INSTALLED. -TIM ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV: 150,920					
Building Style: 1.25S		Trim & Decoration		X			Class: C Effec. Age: 1 Floor Area: 1,688 Total Base New : 173,232 Total Depr Cost: 171,500 Estimated T.C.V: 150,920			Cls C Blt 2015			Notes: 12/19/2014 ELECTIRAL FACEPLATES NOT INSTALLED. -TIM ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV: 150,920					
Yr Built 2015	Remodeled 0	Size of Closets		X			Class: C Effec. Age: 1 Floor Area: 1,688 Total Base New : 173,232 Total Depr Cost: 171,500 Estimated T.C.V: 150,920			Cls C Blt 2015			Notes: 12/19/2014 ELECTIRAL FACEPLATES NOT INSTALLED. -TIM ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV: 150,920					
Condition: Average		Doors		X			Class: C Effec. Age: 1 Floor Area: 1,688 Total Base New : 173,232 Total Depr Cost: 171,500 Estimated T.C.V: 150,920			Cls C Blt 2015			Notes: 12/19/2014 ELECTIRAL FACEPLATES NOT INSTALLED. -TIM ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV: 150,920					
Room List		(5) Floors		X			Class: C Effec. Age: 1 Floor Area: 1,688 Total Base New : 173,232 Total Depr Cost: 171,500 Estimated T.C.V: 150,920			Cls C Blt 2015			Notes: 12/19/2014 ELECTIRAL FACEPLATES NOT INSTALLED. -TIM ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV: 150,920					
Basement	1st Floor	Kitchen:		X			Class: C Effec. Age: 1 Floor Area: 1,688 Total Base New : 173,232 Total Depr Cost: 171,500 Estimated T.C.V: 150,920			Cls C Blt 2015			Notes: 12/19/2014 ELECTIRAL FACEPLATES NOT INSTALLED. -TIM ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV: 150,920					
2nd Floor	2 Bedrooms	Other:		X			Class: C Effec. Age: 1 Floor Area: 1,688 Total Base New : 173,232 Total Depr Cost: 171,500 Estimated T.C.V: 150,920			Cls C Blt 2015			Notes: 12/19/2014 ELECTIRAL FACEPLATES NOT INSTALLED. -TIM ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV: 150,920					
(1) Exterior		Other:		X			Class: C Effec. Age: 1 Floor Area: 1,688 Total Base New : 173,232 Total Depr Cost: 171,500 Estimated T.C.V: 150,920			Cls C Blt 2015			Notes: 12/19/2014 ELECTIRAL FACEPLATES NOT INSTALLED. -TIM ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV: 150,920					
Wood/Shingle	Aluminum/Vinyl	(6) Ceilings		X			Class: C Effec. Age: 1 Floor Area: 1,688 Total Base New : 173,232 Total Depr Cost: 171,500 Estimated T.C.V: 150,920			Cls C Blt 2015			Notes: 12/19/2014 ELECTIRAL FACEPLATES NOT INSTALLED. -TIM ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV: 150,920					
Brick	Insulation	No./Qual. of Fixtures		X			Class: C Effec. Age: 1 Floor Area: 1,688 Total Base New : 173,232 Total Depr Cost: 171,500 Estimated T.C.V: 150,920			Cls C Blt 2015			Notes: 12/19/2014 ELECTIRAL FACEPLATES NOT INSTALLED. -TIM ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV: 150,920					
(2) Windows		Ex. Ord. Min		X			Class: C Effec. Age: 1 Floor Area: 1,688 Total Base New : 173,232 Total Depr Cost: 171,500 Estimated T.C.V: 150,920			Cls C Blt 2015			Notes: 12/19/2014 ELECTIRAL FACEPLATES NOT INSTALLED. -TIM ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV: 150,920					
Many Avg. Few	Large Avg. Small	No. of Elec. Outlets		X			Class: C Effec. Age: 1 Floor Area: 1,688 Total Base New : 173,232 Total Depr Cost: 171,500 Estimated T.C.V: 150,920			Cls C Blt 2015			Notes: 12/19/2014 ELECTIRAL FACEPLATES NOT INSTALLED. -TIM ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV: 150,920					
Wood Sash	Metal Sash	Many Ave. Few		X			Class: C Effec. Age: 1 Floor Area: 1,688 Total Base New : 173,232 Total Depr Cost: 171,500 Estimated T.C.V: 150,920			Cls C Blt 2015			Notes: 12/19/2014 ELECTIRAL FACEPLATES NOT INSTALLED. -TIM ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV: 150,920					
Vinyl Sash	Double Hung	(7) Excavation		X			Class: C Effec. Age: 1 Floor Area: 1,688 Total Base New : 173,232 Total Depr Cost: 171,500 Estimated T.C.V: 150,920			Cls C Blt 2015			Notes: 12/19/2014 ELECTIRAL FACEPLATES NOT INSTALLED. -TIM ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV: 150,920					
Horiz. Slide	Casement	Basement: 0 S.F. Crawl: 0 S.F. Slab: 907 S.F. Height to Joists: 0.0		X			Class: C Effec. Age: 1 Floor Area: 1,688 Total Base New : 173,232 Total Depr Cost: 171,500 Estimated T.C.V: 150,920			Cls C Blt 2015			Notes: 12/19/2014 ELECTIRAL FACEPLATES NOT INSTALLED. -TIM ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV: 150,920					
Double Glass	Patio Doors	(8) Basement		X			Class: C Effec. Age: 1 Floor Area: 1,688 Total Base New : 173,232 Total Depr Cost: 171,500 Estimated T.C.V: 150,920			Cls C Blt 2015			Notes: 12/19/2014 ELECTIRAL FACEPLATES NOT INSTALLED. -TIM ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV: 150,920					
Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		X			Class: C Effec. Age: 1 Floor Area: 1,688 Total Base New : 173,232 Total Depr Cost: 171,500 Estimated T.C.V: 150,920			Cls C Blt 2015			Notes: 12/19/2014 ELECTIRAL FACEPLATES NOT INSTALLED. -TIM ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV: 150,920					
(3) Roof		(9) Basement Finish		X			Class: C Effec. Age: 1 Floor Area: 1,688 Total Base New : 173,232 Total Depr Cost: 171,500 Estimated T.C.V: 150,920			Cls C Blt 2015			Notes: 12/19/2014 ELECTIRAL FACEPLATES NOT INSTALLED. -TIM ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV: 150,920					
Gable	Gambrel	Recreation SF Living SF Walkout Doors No Floor SF		X			Class: C Effec. Age: 1 Floor Area: 1,688 Total Base New : 173,232 Total Depr Cost: 171,500 Estimated T.C.V: 150,920			Cls C Blt 2015			Notes: 12/19/2014 ELECTIRAL FACEPLATES NOT INSTALLED. -TIM ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV: 150,920					
Hip	Mansard	(10) Floor Support		X			Class: C Effec. Age: 1 Floor Area: 1,688 Total Base New : 173,232 Total Depr Cost: 171,500 Estimated T.C.V: 150,920			Cls C Blt 2015			Notes: 12/19/2014 ELECTIRAL FACEPLATES NOT INSTALLED. -TIM ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV: 150,920					
Flat	Shed	1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		X			Class: C Effec. Age: 1 Floor Area: 1,688 Total Base New : 173,232 Total Depr Cost: 171,500 Estimated T.C.V: 150,920			Cls C Blt 2015			Notes: 12/19/2014 ELECTIRAL FACEPLATES NOT INSTALLED. -TIM ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV: 150,920					
Asphalt Shingle		Lump Sum Items:		X			Class: C Effec. Age: 1 Floor Area: 1,688 Total Base New : 173,232 Total Depr Cost: 171,500 Estimated T.C.V: 150,920			Cls C Blt 2015			Notes: 12/19/2014 ELECTIRAL FACEPLATES NOT INSTALLED. -TIM ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV: 150,920					
Chimney:				X			Class: C Effec. Age: 1 Floor Area: 1,688 Total Base New : 173,232 Total Depr Cost: 171,500 Estimated T.C.V: 150,920			Cls C Blt 2015			Notes: 12/19/2014 ELECTIRAL FACEPLATES NOT INSTALLED. -TIM ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV: 150,920					

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		56,500	08/01/1999	WD	Download	330:781		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
BUENA VISTA BLVD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 02/05/2008					
FOSS JACK T & BRENDA J 6401 W BUENA VISTA BLVD Lake City MI 49651	MAP #:	2019 Est TCV 16,000				

	Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS			
	Public Improvements			* Factors *			
		Description	Frontage	Depth	Rate	%Adj. Reason	Value
		<Site Value H> GROUP H SITE10K			10000	100	10,000
		<Site Value E> E BACK LOTS			6000	100 LOT 99 NEEDS FILL	6,000
		100 Actual Front Feet, 0.27 Total Acres			Total Est. Land Value =		16,000

Taxpayer's Name/Address	X	Dirt Road
FOSS JACK T & BRENDA J 6401 W BUENA VISTA BLVD Lake City MI 49651		Gravel Road
Tax Description	X	Paved Road
. SEC 12 T22N R8W W 1/2 OF LOTS 99 & 100 BUENA VISTA PARK.	X	Storm Sewer
Comments/Influences	X	Sidewalk
REMOVE SWAMP ADJ..CHG SIZE ADJ FROM +15 TO +21 FOR 05	X	Water
	X	Sewer
	X	Electric
	X	Gas
	X	Curb
	X	Street Lights
		Standard Utilities
		Underground Utils.



		Topography of Site
	X	Level
		Rolling
		Low
		High
		Landscaped
		Swamp
		Wooded
		Pond
		Waterfront
		Ravine
		Wetland
		Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	8,000	0	8,000			1,218C
2018	7,500	0	7,500			1,190C
2017	7,800	0	7,800			1,166C
2016	7,800	0	7,800			1,156C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6401 W BUENA VISTA BLVD			Deck/Porch	05/08/2012	2012-0165	100%

Owner's Name/Address	MAP #:
FOSS JACK T & BRENDA J 6401 W BUENA VISTA BLVD LAKE CITY MI 49651	2019 Est TCV 69,650 TCV/TFA: 90.69

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS																											
FOSS JACK T & BRENDA J 6401 W BUENA VISTA BLVD LAKE CITY MI 49651	X		<p style="text-align: center;">* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td><Site Value C> C BACK LOTS 12K</td> <td></td> <td></td> <td></td> <td></td> <td>12000</td> <td>100</td> <td></td> <td>12,000</td> </tr> <tr> <td colspan="8">76 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =</td> <td>12,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	<Site Value C> C BACK LOTS 12K					12000	100		12,000	76 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								12,000
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
<Site Value C> C BACK LOTS 12K					12000	100		12,000																						
76 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								12,000																						

Tax Description	X	Public Improvements	Land Improvement Cost Estimates										
. SEC 12 T22N R8W LOT 101 BUENA VISTA PARK.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 3.5 Concrete</td> <td>4.68</td> <td>510</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: 3.5 Concrete	4.68	510	0	0
Description	Rate	Size	% Good	Cash Value									
D/W/P: 3.5 Concrete	4.68	510	0	0									

Tax Description	X	Electric	Residential Local Cost Land Improvements															
. SEC 12 T22N R8W LOT 101 BUENA VISTA PARK.	X	Gas Curb	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>LAND IMPROVE 1000</td> <td>1,000.00</td> <td>1</td> <td>95</td> <td>950</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>950</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	LAND IMPROVE 1000	1,000.00	1	95	950	Total Estimated Land Improvements True Cash Value =				950
Description	Rate	Size	% Good	Cash Value														
LAND IMPROVE 1000	1,000.00	1	95	950														
Total Estimated Land Improvements True Cash Value =				950														

Comments/Influences	X	Street Lights Standard Utilities Underground Utils.
	X	



Topography of Site	X
Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	X

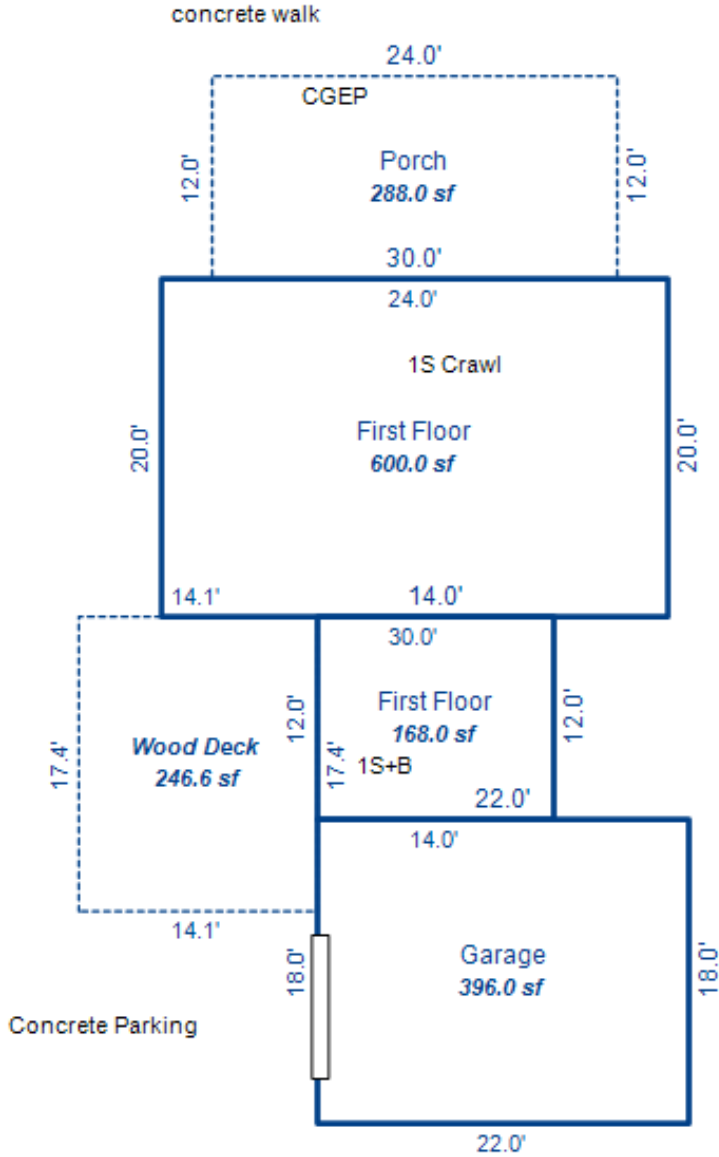
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	6,000	28,800	34,800			31,469C
2018	6,000	27,000	33,000			30,732C
2017	6,000	24,100	30,100			30,100S
2016	6,000	26,000	32,000			31,694C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X Elec. Steam	1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 288 246	Type CGEP (1 Story) Treated Wood	Year Built: 1962 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 396 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled	Plaster Wood T&G	X		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: CD Effec. Age: 40 Floor Area: 768 Total Base New : 107,387 Total Depr Cost: 64,432 Estimated T.C.V: 56,700			Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Trim & Decoration		X		Central Air Wood Furnace		E.C.F. X 0.880					
Yr Built 1962	Remodeled 0	Ex	X	Ord		Min	(12) Electric						
Condition: Average		Lg		Ord	X	Small	100 Amps Service						
Room List		(5) Floors				No./Qual. of Fixtures							
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:				Ex. X Ord. Min							
(1) Exterior		(6) Ceilings				No. of Elec. Outlets							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation					Many X Ave. Few							
(2) Windows		(7) Excavation				(13) Plumbing							
X	Many Avg. X Few	Basement: 168 S.F. Crawl: 600 S.F. Slab: 0 S.F. Height to Joists: 0.0				1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement				(14) Water/Sewer							
(3) Roof		(9) Basement Finish				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF				Lump Sum Items:							
X	Asphalt Shingle	(10) Floor Support											
Chimney:		Joists: Unsupported Len: Cntr.Sup:											
								Notes: ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV:					
								Totals:		107,387		64,432	
								Total:		73,816		44,289	
								Average Fixture(s)		1		933 560	
								Porches		288		10,780 6,468	
								CGEP (1 Story)		246		3,518 2,111	
								Deck					
								Treated Wood					
								Garages					
								Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
								Base Cost		396		11,587 6,952	
								Water/Sewer					
								Public Sewer		1		1,006 604	
								Water Well, 100 Feet		1		4,280 2,568	
								Built-Ins					
								Appliance Allow.		1		1,467 880	
								Local Cost Items					
								SANITARY SEWER		1		0 0	
										Totals:		107,387 64,432	

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KEWAY MARILYN J	EISING MICHELE M & KEWAY	0	12/02/2018	DC	FAMILY SALE	2019-00054		0.0
KEWAY MARILYN J	KEWAY MARILYN J	0	10/16/1992	QC	FAMILY SALE	L274P307	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6385 W BUENA VISTA BLVD			Carport	04/14/2011	2011-0115	100%

Owner's Name/Address	MAP #:
EISING MICHELE M & KEWAY PHILIP T 12829 KOHLMAN ROAD ATLANTA MI 49709	2019 Est TCV 91,678 TCV/TFA: 79.58

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
. SEC 12 T22N R8W LOT 102 & E 1/2 OF LOTS 99 & 100 BUENA VISTA PARK.	X		

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Dirt Road	<Site Value C>	C	BACK	LOTS	12K	12000	100		12,000	
Gravel Road	62 Actual Front Feet, 0.38 Total Acres								Total Est. Land Value =	12,000

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
X Sewer	D/W/P: 3.5 Concrete	4.68	144	71	479
X Electric	Wood Frame	16.86	192	71	2,298
X Gas	Total Estimated Land Improvements True Cash Value =				2,777

Topography of Site	X Level
Rolling	
Low	
High	
Landscaped	
Swamp	
Wooded	
Pond	
Waterfront	
Ravine	
Wetland	
Flood Plain	

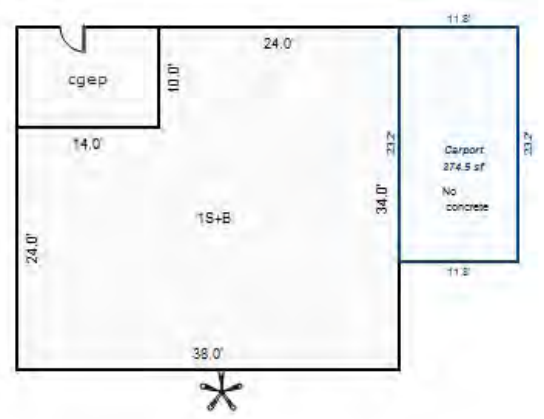
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	6,000	39,800	45,800			36,192C
2018	6,000	36,900	42,900			35,344C
2017	6,000	35,800	41,800			34,618C
2016	6,000	35,500	41,500			34,310C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 140	Type CGEP (1 Story)	Year Built: Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1 % Good: 0 Storage Area: 0 No Conc. Floor: 274		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G										
Building Style: 1S		Trim & Decoration													
Yr Built 1965	Remodeled 2011	Ex	X	Ord		Min									
Condition: Average		Lg	X	Ord		Small									
Room List		(5) Floors													
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:													
		(6) Ceilings													
(1) Exterior															
X	Wood/Shingle Aluminum/Vinyl Brick Insulation														
(2) Windows															
X	Many Avg. Few	X	Large Avg. Small												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor												
		(9) Basement Finish													
		Recreation SF Living SF Walkout Doors No Floor SF													
(3) Roof		(10) Floor Support													
X	Gable Hip Flat		Gambrel Mansard Shed												
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:													
Chimney: Block															
				(12) Electric											
				100 Amps Service											
				Central Air Wood Furnace											
				No./Qual. of Fixtures											
				Ex. X Ord. Min											
				No. of Elec. Outlets											
				Many X Ave. Few											
				(13) Plumbing											
				1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
				(14) Water/Sewer											
				1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:											
				Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1152 SF Floor Area = 1152 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,152 Total: 121,003 78,652 Other Additions/Adjustments Plumbing Average Fixture(s) 1 933 606 Porches CGEP (1 Story) 140 6,521 4,239 Water/Sewer Public Sewer 1 1,006 654 Water Well, 50 Feet 1 1,962 1,275 Built-Ins Appliance Allow. 1 1,467 954 Garages Class: CD Exterior: Pole (Unfinished) Base Cost 1 26 17 No Concrete Floor 274 -1,269 -825 Carports Aluminum 274 2,792 1,815 Local Cost Items SANITARY SEWER 1 0 0 Totals: 134,441 87,387 Notes: ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV: 76,901											

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



Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COURTADE THERESA E	MC GEE JEFFREY M & DODY C	0	09/19/2017	WD	Arms Length	2017-03004	PTA	100.0
		27,500	11/01/1997	WD	Download	03-0:4839		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6384 W BUENA VISTA BLVD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 41,940 TCV/TFA: 0.00					

X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K								12,000
74 Actual Front Feet, 0.21 Total Acres								Total Est. Land Value = 12,000

Tax Description
 2017-03004 "THAT PART OF LOTS 103 AND 104 AND THAT PART OF VACATED PINWOOD AVENUE, PLAT OF BUENA VISTA PARK, SECTION 12, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT THE SOUTHWEST COMER OF LOT 103; THENCE NORTH 58°38'53" WEST 17.68 FEET TO THE CENTENINE OF VACATED PINWOOD AVENUE; THENCE ALONG SAID CENTERLINE NORTH 00°25'15" WEST 78.89 FEET; THENCE NORTH 64°16'36" EAST 93.84 FEET; THENCE SOUTH 18°27'57" EAST 83.94 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 103; THENCE

X	Description	Rate	Size	% Good	Cash Value
X	Dirt Road				
X	Gravel Road				
X	Paved Road				
X	Storm Sewer				
X	Sidewalk				
X	Water				
X	Sewer	6.21	600	0	0
X	Electric				
X	Gas				
X	Curb				
X	Street Lights				
X	Standard Utilities				
X	Underground Utils.				



Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2019	6,000	15,000	21,000			19,660C
	Rolling	2018	6,000	13,200	19,200			19,200S
	Low	2017	0	0	0			0
	High	2016	0	0	0			0
	Landsaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

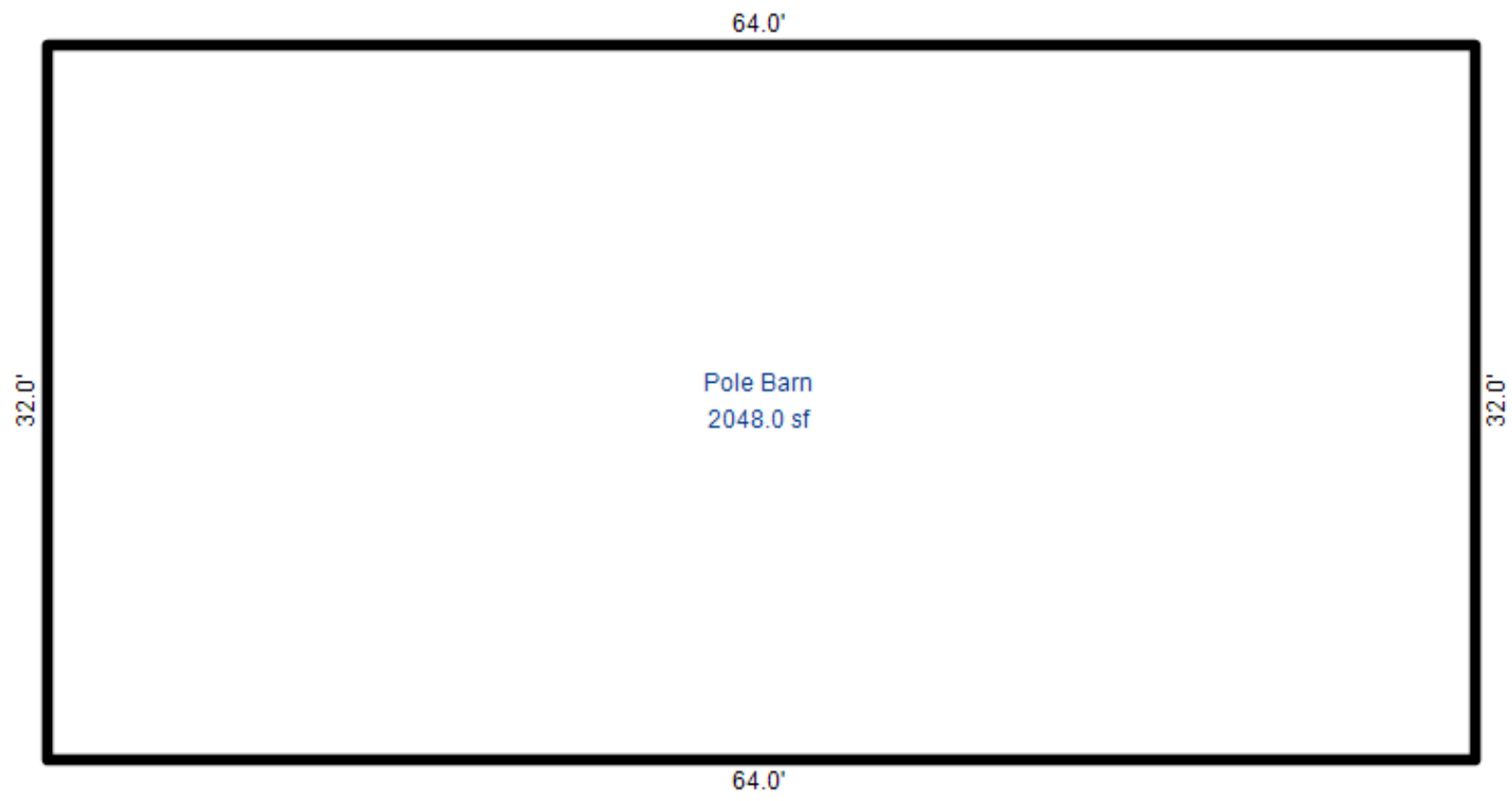
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Who	When	What	2019	2018	2017	2016
TPC	12/27/2017	INSPECTED				
TPC	09/11/2017	INSPECTED				

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2003 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 2048 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Bsmnt Garage:	Carport Area: Roof:	0 Front Overhang 0 Other Overhang	(4) Interior			
	Mobile Home														Drywall Paneled	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump X No Heating/Cooling	Class: C Effec. Age: 10 Floor Area: 0 Total Base New : 34,804 Total Depr Cost: 31,324 Estimated T.C.V: 27,565	E.C.F. X 0.880
	Town Home																
	Duplex																
	A-Frame																
	Wood Frame																
Building Style: GRG		Trim & Decoration			(12) Electric												
	Yr Built	Remodeled	Ex	Ord	Min	0 Amps Service											
	2003	0				Central Air Wood Furnace											
Condition: Average		Size of Closets			No./Qual. of Fixtures												
	Lg	Ord	Small														
Room List		(5) Floors			(13) Plumbing												
	Basement	Kitchen:			Average Fixture(s)												
	1st Floor	Other:			3 Fixture Bath												
	2nd Floor	Other:			2 Fixture Bath												
	Bedrooms				Softener, Auto												
(1) Exterior		(6) Ceilings			(14) Water/Sewer												
	Wood/Shingle				Public Water												
	Aluminum/Vinyl				Public Sewer												
	Brick				Water Well												
	Insulation				1000 Gal Septic												
(2) Windows		(7) Excavation			2000 Gal Septic												
	Many	Large	Basement: 0 S.F.			Lump Sum Items:											
	Avg.	Avg.	Crawl: 0 S.F.														
	Few	Small	Slab: 0 S.F.														
			Height to Joists: 0.0														
(3) Roof		(8) Basement															
	Wood Sash	Conc. Block															
	Metal Sash	Poured Conc.															
	Vinyl Sash	Stone															
	Double Hung	Treated Wood															
	Horiz. Slide	Concrete Floor															
	Casement																
	Double Glass	(9) Basement Finish															
	Patio Doors	Recreation SF															
	Storms & Screens	Living SF															
		Walkout Doors															
		No Floor SF															
(3) Roof		(10) Floor Support															
	Gable	Joists:															
	Hip	Unsupported Len:															
	Flat	Cntr.Sup:															
	Asphalt Shingle																
Chimney:																	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COURTADE THERESA E	MCGEE JEFFREY M & DODY C	0	09/19/2017	EAS	EASEMENT	2017-03591	PTA	0.0
PASH STANFORD J & ELIZABE	COURTADE THERESA E	255,000	05/26/2017	WD	Arms Length	2017-01762	PTA	100.0
CURTISS JOHN W & SARAH J	PASH STANFORD J & ELIZABE	242,000	06/23/2010	WD	Arms Length	2010/2290WD	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6401 W LAKEVIEW DR	School: LAKE CITY - 57020		New House	08/08/2003	20030275	Complete

Owner's Name/Address	MAP #:
COURTADE THERESA E 6401 W LAKEVIEW DR LAKE CITY MI 49651	2019 Est TCV 246,005 TCV/TFA: 138.13

X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
	Public Improvements		* Factors * PRT 106, 105 & 104
			Description Frontage Depth Front Depth Rate %Adj. Reason Value

			<Site Value A> GROUP A 25K 25000 100 25,000
			<Site Value A> GROUP A 25K 25000 100 LOT 103 25,000
			125 Actual Front Feet, 0.33 Total Acres Total Est. Land Value = 50,000

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates
THAT PART OF LOTS 104, 105 AND 106, PLAT OF BUENA VISTA PARK, SECTION 12, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT ON THE CENTERLINE OF VACATED PINWOOD AVENUE THAT IS NORTH 81'32'40" WEST 15.30 FEET FROM THE NORTHWEST CORNER OF LOT 106; THENCE ALONG THE NORTH LINE OF LOT 106 SOUTH 81'32'4D" EAST 125.08 FEET TO A POINT ON THE CENTERLINE OF VACATED BIRCHWOOD AVENUE; THENCE ALONG SAID CENTERLINE SOUTH 45'10'13" EAST 47.04 FEET; THENCE SOUTH 60'17'46" WEST	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water		Description Rate Size % Good Cash Value
	X	Sewer		D/W/P: 4in Ren. Conc. 6.21 900 0 0
	X	Electric		Residential Local Cost Land Improvements
	X	Gas		Description Rate Size % Good Cash Value
	X	Curb		LAND IMPROVE 2500 2,500.00 1 100 2,500
	X	Street Lights		Total Estimated Land Improvements True Cash Value = 2,500
		Standard Utilities		
		Underground Utils.		

Topography of Site
X Level

Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	25,000	98,000	123,000			109,875C
2018	12,500	82,800	95,300			95,300S
2017	12,000	88,400	100,400			99,684C
2016	12,000	87,800	99,800			98,795C

Who When What

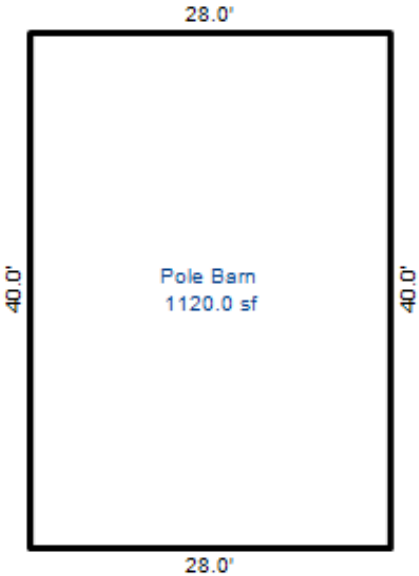
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TPC 12/27/2017 INSPECTED	2018	12,500	82,800	95,300			95,300S
TPC 06/05/2017 INSPECTED	2017	12,000	88,400	100,400			99,684C
TPC 04/02/2012 INSPECTED	2016	12,000	87,800	99,800			98,795C

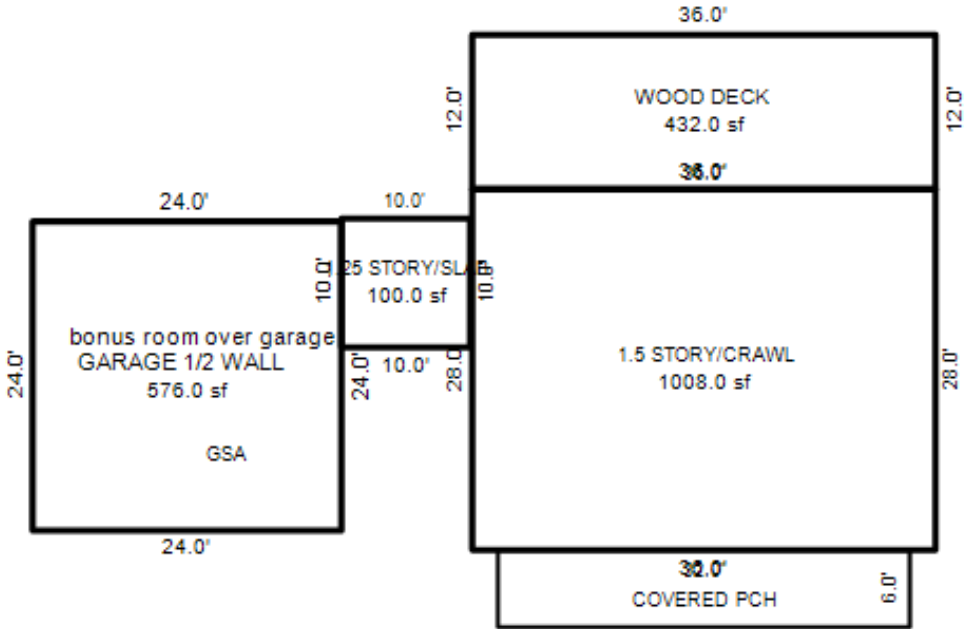
*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 192 432	Type WCP (1 Story) Treated Wood	Year Built: 2003 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G													
Building Style: 1.5S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 10 Floor Area: 1,781 Total Base New : 244,343 Total Depr Cost: 219,892 Estimated T.C.V: 193,505		E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:				
Yr Built 2003	Remodeled 0	Ex	X	Ord		Min	X			200		Amps Service						
Condition: Average		Lg	X	Ord		Small	Central Air Wood Furnace											
Room List		(5) Floors					(12) Electric											
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:					200											
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S							Cls C 10 Blt 2003				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	Ex.	X	Ord.		Min	(11) Heating System: Forced Heat & Cool Ground Area = 1108 SF Floor Area = 1781 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90									
(2) Windows		(7) Excavation		No. of Elec. Outlets			Building Areas											
X	Many Avg. Few	X	Large Avg. Small	Many	X	Ave.		Few	Stories Exterior Foundation Size Cost New Depr. Cost									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Basement: 0 S.F. Crawl: 1008 S.F. Slab: 100 S.F. Height to Joists: 0.0		(13) Plumbing			Other Additions/Adjustments											
X	Double Glass Patio Doors Storms & Screens	(8) Basement		Average Fixture(s)			Plumbing											
X	Chimney:	(9) Basement Finish		1			Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
(3) Roof		(10) Floor Support		(14) Water/Sewer			Deck											
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages											
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1			Class: C Exterior: Siding Foundation: 42 Inch (Finished)											
		Lump Sum Items:		1			Base Cost Door Opener Base Cost Water/Sewer Public Sewer Water Well, 100 Feet											
							Built-Ins											
							Appliance Allow.											
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																		

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



easement path



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		75,000	03/01/2003	WD	Download	03-0:1268		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6370 W BUENA VISTA						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 80,525 TCV/TFA: 63.16					

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
ROOT BRANDI S 2125 FAWN AVE MIDDLEVILLE MI 49333			* Factors *				
			<Site Value H> GROUP H SITE10K			10000 100	10,000
			<Site Value H> GROUP H SITE10K			10000 100 LOT 108	10,000
			85 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =				20,000

Tax Description	X	Land Improvement Cost Estimates				
		Description	Rate	Size % Good	Cash Value	
(4*2002) LOTS 107 & 108 & BEG AT NE COR LOT 104, TH SE'LY TO SE COR LOT 103, SW'LY 8 FT, N'LY TO POB. BUENA VISTA PARK.		Dirt Road				
		Gravel Road				
	X	Paved Road				
		Storm Sewer				
		Sidewalk				
		Water				
	X	Sewer	22.77	48 56	612	
	X	Electric				
	X	Gas				
		Curb				
	X	Street Lights				
		Standard Utilities				
		Underground Utils.				
		Total Estimated Land Improvements True Cash Value =				612



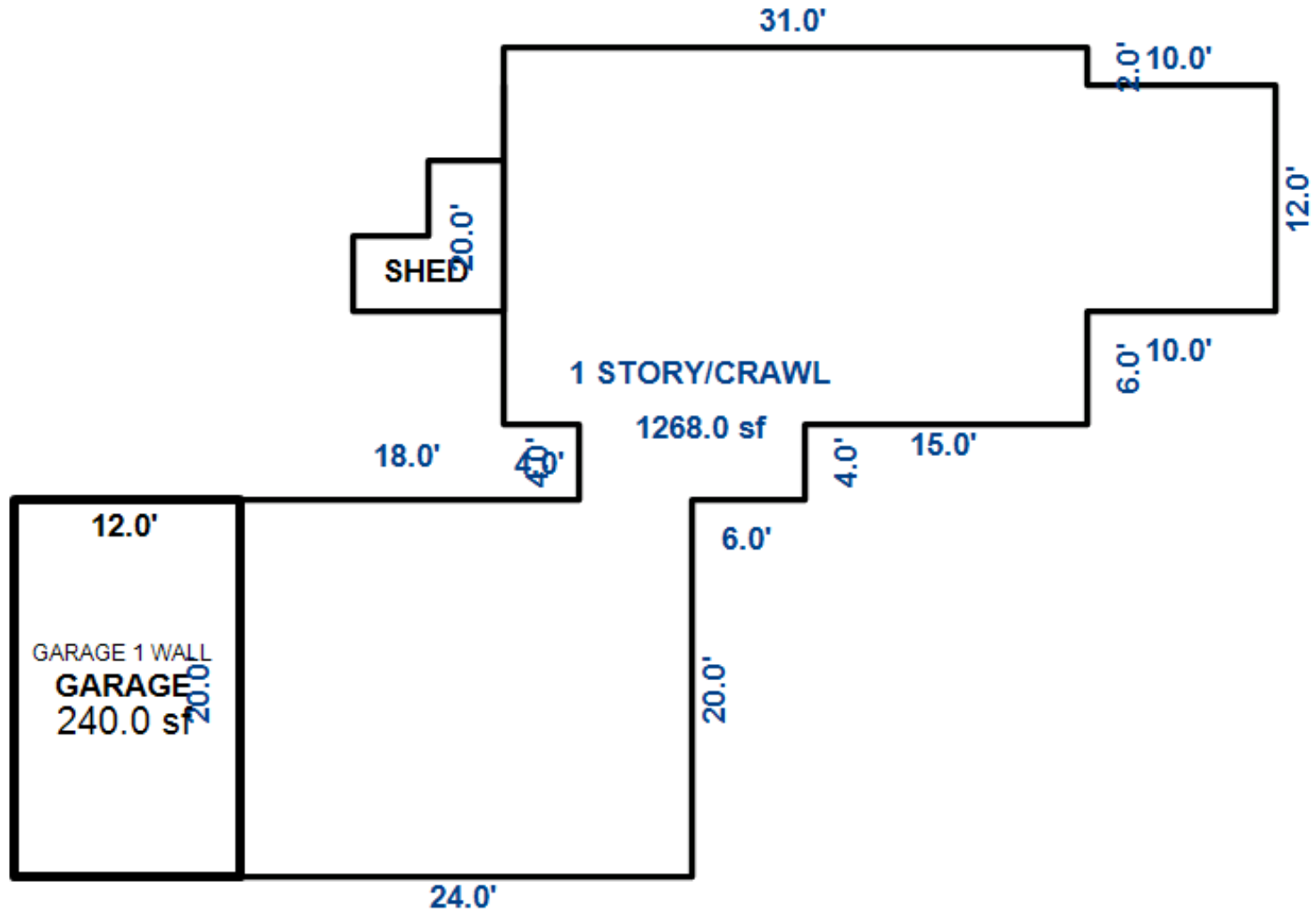
100% POVERTY 09
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Topography of Site	2019	10,000	30,300	40,300			25,461C
		X Level	2018	10,000	24,700	34,700		34,700A	24,865C
		Rolling	2017	10,000	22,000	32,000			24,354C
		Low	2016	10,000	23,800	33,800			24,137C
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1938 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 240 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G										
Building Style: 1S		Trim & Decoration													
Yr Built 1938	Remodeled 0	Ex	X	Ord		Min									
Condition: Average		Lg	X	Ord		Small									
Room List		(5) Floors		Central Air Wood Furnace			Class: D +10 Effec. Age: 45 Floor Area: 1,275 Total Base New : 123,821 Total Depr Cost: 68,083 Estimated T.C.V: 59,913					E.C.F. X 0.880	Bsmnt Garage: Carport Area: Roof:		
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(12) Electric 200 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Space Heater Ground Area = 1275 SF Floor Area = 1275 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			Building Areas		Cls D 10 Blt 1938			
(1) Exterior		X	Drywall	Ex.	X	Ord.	Min	Stories Exterior Foundation Size Cost New Depr. Cost							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		No./Qual. of Fixtures			1 Story Siding Crawl Space 1,275			Total:		108,130 59,453			
(2) Windows		Basement: 0 S.F. Crawl: 1275 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Other Additions/Adjustments								
X	Many Avg.	X	Large Avg.	Average Fixture(s)			Plumbing			Average Fixture(s)		1 778 428			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages			Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)					
X	Storms & Screens	(9) Basement Finish		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Base Cost 240 8,539 4,696 Common Wall: 1 Wall 1 -1,753 -964 Door Opener 1 327 180 Water/Sewer Public Sewer 1 892 491 Water Well, 50 Feet 1 1,895 1,042					
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Built-Ins			Appliance Allow. 1 1,243 684					
X	Gable Hip Flat	(10) Floor Support		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Fireplaces			Exterior 1 Story 1 3,770 2,073					
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Local Cost Items SANITARY SEWER			1 0 0					
Chimney: Block							Notes:			Totals: 123,821 68,083					
							ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCVC:					59,913			

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHREMS JEFFREY R & LISA	RETHMANN GERALD J II & AN	83,000	06/11/2018	WD	Arms Length	2018-01937		100.0
WING GREGORY R & KAREN A	SCHREMS JEFFREY R & LISA	62,000	01/13/2012	WD	WARRANTY DEED	2012-00157	PTA	100.0
PARKHURST MATTHEW P & KA	WING GREGORY R & KAREN A	89,500	03/31/2006	WD	Arms Length	06-0/968		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6371 W BUENA VISTA DR			Reroof	04/28/2005	20050087	Complete

Owner's Name/Address	P.R.E.	MAP #:
RETHMANN GERALD J II & ANDREA J 6650 STROEBEL RD SAGINAW MI 48609	0%	

2019 Est TCV 62,131 TCV/TFA: 88.63		Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS	
X	Improved	Vacant	

Public Improvements		* Factors *		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X	Dirt Road			<Site Value C>	C	BACK LOTS	12K		12000	100		12,000	
	Gravel Road			62 Actual Front Feet, 0.22 Total Acres								Total Est. Land Value =	12,000

Tax Description
. SEC 12 T22N R8W LOT 109 BUENA VISTA PARK.

Comments/Influences



Topography of Site	
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

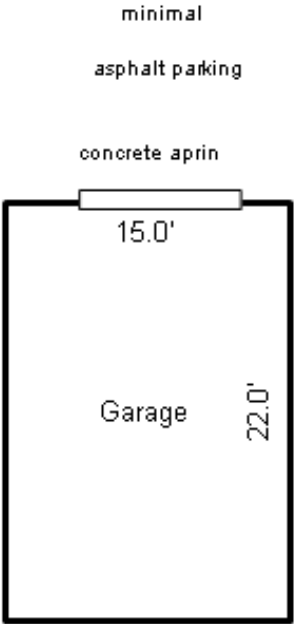
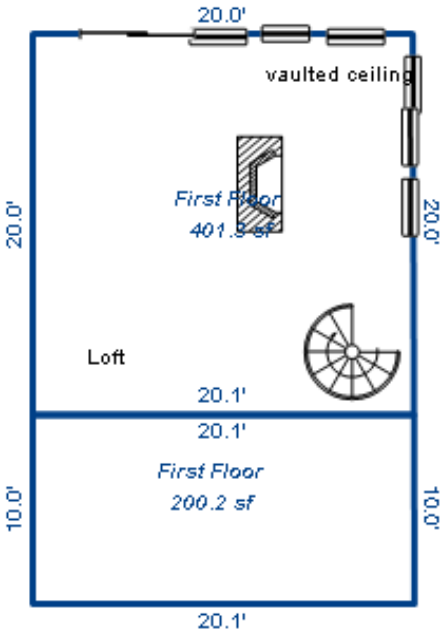
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	6,000	25,100	31,100			31,100S
2018	6,000	25,300	31,300			29,098C
2017	6,000	22,500	28,500			28,500S
2016	6,000	24,400	30,400			30,090C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1961 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 330 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		Drywall X Paneled		Plaster Wood T&G										
Building Style: 1.25S		Trim & Decoration													
Yr Built 1961	Remodeled 0	Ex	Ord	X	Min	Size of Closets									
Condition: Average		Lg	Ord	X	Small	Doors									
Room List		(5) Floors		Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			100 Amps Service								
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S					Cls C 5 Blt 1961			
X	Wood/Shingle Aluminum/Vinyl Brick	Ex.	X	Ord.	Min	No. of Elec. Outlets			(11) Heating System: Forced Air w/o Ducts						
	Insulation	Many	X	Ave.	Few	(13) Plumbing			Ground Area = 601 SF Floor Area = 701 SF.						
(2) Windows		(7) Excavation		Average Fixture(s)			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60								
X	Many Avg. Few	X	Large Avg. Small	1	3 Fixture Bath	Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Basement: 0 S.F. Crawl: 0 S.F. Slab: 601 S.F. Height to Joists: 0.0		1	2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	1.25 Story Siding Slab 401 1 Story Siding Slab 200			Total: 71,887 43,133						
X	Storms & Screens	(8) Basement		(14) Water/Sewer			Other Additions/Adjustments								
X	Double Glass Patio Doors	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing								
X	Chimney: Brick	(9) Basement Finish		Lump Sum Items:			Average Fixture(s) 1 1,120 672								
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF					Garages								
X	Gable Hip Flat	Gambrel Mansard Shed					Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)								
X	Storms & Screens						Base Cost 330 11,623 6,974								
X	Storms & Screens						Water/Sewer								
X	Storms & Screens						Public Sewer 1 1,134 680								
X	Storms & Screens						Water Well, 50 Feet 1 2,038 1,223								
X	Storms & Screens						Built-Ins								
X	Storms & Screens						Appliance Allow. 1 2,099 1,259								
X	Storms & Screens						Fireplaces								
X	Storms & Screens						Interior 2 Story 1 5,044 3,026								
X	Storms & Screens						Local Cost Items								
X	Storms & Screens						SANITARY SEWER 1 0 0 *								
X	Storms & Screens						Totals: 94,945 56,967								
X	Storms & Screens						Notes:								
X	Storms & Screens						ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV: 50,131								

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BROWN BONNIE J	SHAFFER ERIC D & BONNIE J	0	12/10/2015	QC	RELATED PARTY	2015-04016	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6367 W BUENA VISTA DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 07/25/1994					
SHAFFER ERIC D & BONNIE J & MAYES WENDEE J & HEBERT BRIDGET W PO BOX 238 LAKE CITY MI 49651	MAP #: 2019 Est TCV 90,469 TCV/TFA: 73.25					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS					
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
. SEC 12 T22N R8W LOT 110 BUENA VISTA PARK.	X		* Factors * <Site Value C> C BACK LOTS 12K 62 Actual Front Feet, 0.22 Total Acres Total Est. Land Value = 12,000					
REMOVE 2 DECKS & CCP FOR 05	X		Land Improvement Cost Estimates					
	X		Description	Rate	Size	% Good	Cash Value	
	X		D/W/P: 4in Concrete	4.92	270	0	0	
	X		Wood Frame	18.21	144	50	1,311	
	X		Residential Local Cost Land Improvements					
	X		Description	Rate	Size	% Good	Cash Value	
	X		LAND IMPROVE 1000	1,000.00	1	95	950	
	X		Total Estimated Land Improvements True Cash Value = 2,261					



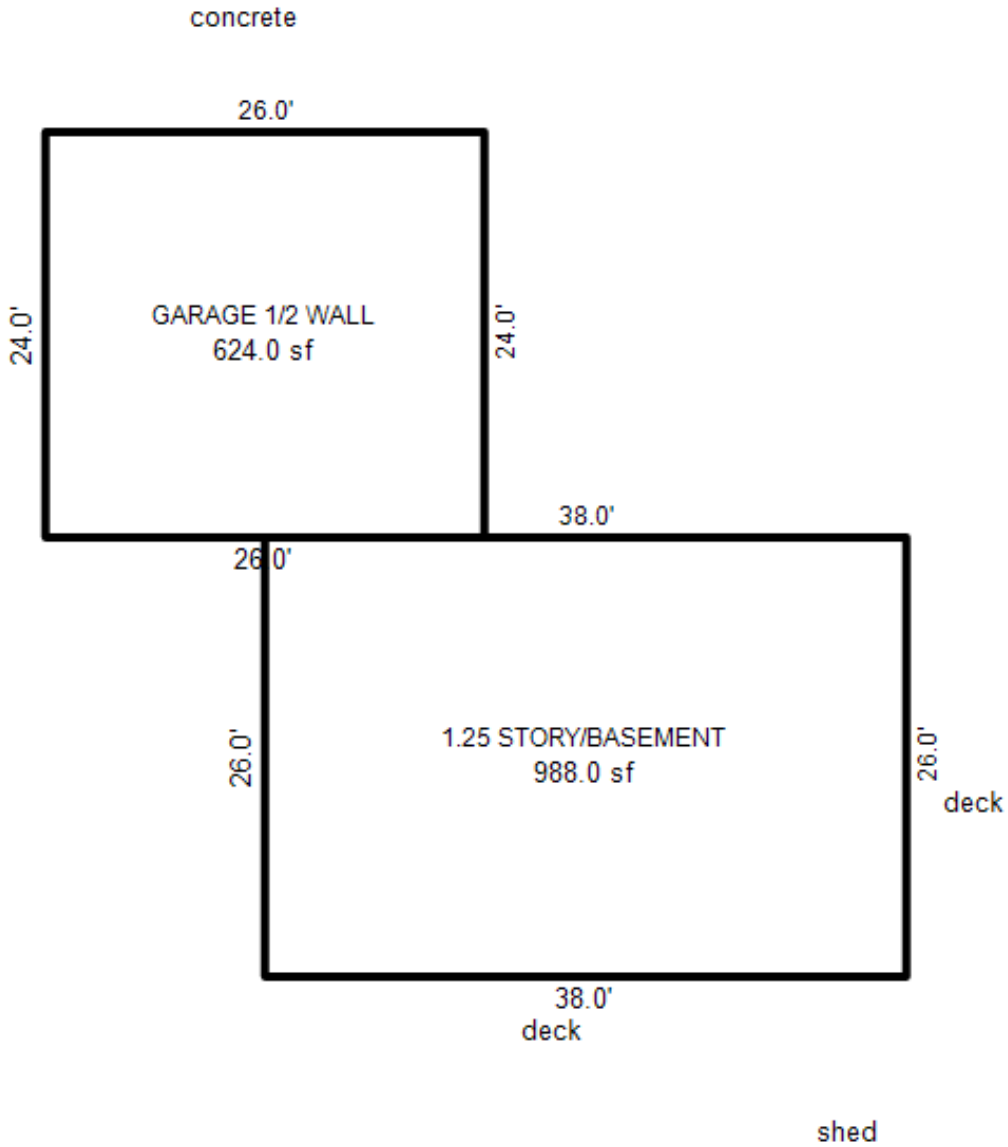
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2019	6,000	39,200	45,200			35,394C
	Rolling		2018	6,000	37,200	43,200			34,565C
	Low		2017	6,000	35,400	41,400			33,855C
	High		2016	6,000	35,100	41,100			33,554C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 64 80	Type Treated Wood Treated Wood	Year Built: 1962 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1.25S		Trim & Decoration														
Yr Built 1962	Remodeled 0	Ex	X	Ord		Min										
Condition: Average		Lg	X	Ord		Small										
Room List		(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric 200 Amps Service												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S			Cls CD		Blt 1962				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	Ex.	X	Ord.		Min	(11) Heating System: Forced Air w/ Ducts Ground Area = 988 SF Floor Area = 1235 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=62/100/100/100/62							
(2) Windows		(7) Excavation		No. of Elec. Outlets			Building Areas									
X	Many Avg. Few	X	Large Avg. Small	Many	X	Ave.		Few	Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Basement 988 Total: 113,890 70,611							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	(13) Plumbing			Other Additions/Adjustments									
(3) Roof		(8) Basement		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Average Fixture(s) Deck Treated Wood Treated Wood									
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		(14) Water/Sewer			Garages								
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 624 17,821 11,049 Common Wall: 1/2 Wall 1 -950 -589 Door Opener 1 368 228 Water/Sewer Public Sewer 1 1,006 624 Water Well, 50 Feet 1 1,962 1,216 Built-Ins Appliance Allow. 1 1,467 910									
Chimney: Block		(10) Floor Support		Lump Sum Items:			Notes: ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TC									
		Joists: Unsupported Len: Cntr.Sup:					Totals: 139,679 86,600									

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KEWAY MARILYN J	EISING MICHELE M & KEWAY	0	12/02/2018	DC	FAMILY SALE	2019-00054		0.0
KEWAY MARILYN J	KEWAY MARILYN J	1	10/16/1992	QC	FAMILY SALE	L274P307	PTA	0.0

Property Address: W BUENA VISTA BLVD
 Class: 402 RESIDENTIAL-V Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY - 57020
 P.R.E. 0%
 MAP #:

Owner's Name/Address: EISING MICHELE M & KEWAY PHILIP T
 12829 KOHLMAN ROAD
 ATLANTA MI 49709
 2019 Est TCV 24,000

Improved X Vacant Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

Public Improvements * Factors * LOTS 111 & 112

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C> C BACK LOTS 12K					12000	100		12,000
<Site Value C> C BACK LOTS 12K					12000	100		12,000
110 Actual Front Feet, 0.30 Total Acres Total Est. Land Value =								24,000

Tax Description: . SEC 12 T22N R8W LOTS 111 & 112. BUENA VISTA PARK.

Comments/Influences

- X Dirt Road
- X Gravel Road
- X Paved Road
- X Storm Sewer
- X Sidewalk
- X Water
- X Sewer
- X Electric
- X Gas
- X Curb
- X Street Lights
- X Standard Utilities
- X Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	12,000	0	12,000			2,447C
2018	12,000	0	12,000			2,390C
2017	12,000	0	12,000			2,341C
2016	12,000	0	12,000			2,321C

Who When What TPC 12/27/2017 INSPECTED TPC 04/17/2017 INSPECTED

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SNYDER ROBERT J	FRASER STEVE K & LOUISE E	13,000	11/02/2018	WD	Arms Length	2018-03634	PTA	100.0
SNYDER CONNIE LEE	SNYDER ROBERT JAMES	0	01/27/1994	QC	DIVORCE JUDGEMENT	2017-00137		0.0

Property Address: S MAPLEWOOD AVE
 Class: 402 RESIDENTIAL-V Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY - 57020
 P.R.E. 0%
 MAP #:

Owner's Name/Address: FRASER STEVE K & LOUISE E
 672 S 8 MILE RD
 LAKE CITY MI 49651
 2019 Est TCV 12,000

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
 Improved X Vacant * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value

<Site Value C> C BACK LOTS 12K 12000 100 12,000
 60 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 12,000

Tax Description: 2018. SEC 12 T22N R8W LOT 113 BUENA VISTA PARK.
 FORMERLY . SEC 12 T22N R8W LOTS 113 & 114. BUENA VISTA PARK.

Comments/Influences: Split/Comb. on 04/05/2017 completed 04/05/2017 TIM ;
 Parent Parcel(s): 009-160-113-00;
 Child Parcel(s): 009-160-114-00;

FOR ASSESSMENT PURPOSES, ASSESS LOTS 113



- X Dirt Road
- X Gravel Road
- X Paved Road
- X Storm Sewer
- X Sidewalk
- X Water
- X Sewer
- X Electric
- X Gas
- X Curb
- X Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	6,000	0	6,000			6,000S
2018	3,500	0	3,500			910C
2017	7,000	0	7,000			1,784C
2016	7,000	0	7,000			1,769C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHARP BRETT A & EMILY B	FRASER STEVE K & LOUISE	25,500	05/31/2018	WD	Arms Length	2018-01773	PTA	100.0
SNYDER ROBERT J	SHARP BRETT A & EMILY B	12,500	03/31/2017	WD	Split Vacant	2017-00930	PTA	100.0

Property Address: S MAPLEWOOD AVE
 Class: 402 RESIDENTIAL-V
 Zoning:
 Building Permit(s):
 Date:
 Number:
 Status:

School: LAKE CITY - 57020
 P.R.E. 0%

Owner's Name/Address: FRASER STEVE K & LOUISE
 672 S 8 MILE RD
 LAKE CITY MI 49651
 MAP #:
 2019 Est TCV 12,000

Improved X Vacant
 Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Dirt Road	<Site Value C>	C	BACK	LOTS	12K	12000	100		12,000	
Gravel Road	50 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value =	12,000

Tax Description
 2018. SEC 12 T22N R8W LOT 114 BUENA VISTA PARK.
 FORMERLY ASSESED WITH 160-113-00 . SEC 12 T22N R8W LOTS 113 & 114. BUENA VISTA PARK.

Comments/Influences
 Split/Comb. on 04/05/2017 completed
 04/05/2017 TIM ;
 Parent Parcel(s): 009-160-113-00;
 Child Parcel(s): 009-160-114-00;

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	6,000	0	6,000			6,000S
2018	3,500	0	3,500			3,500S
2017	0	0	0			0
2016	0	0	0			0

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHARP BRETT A & EMILY B	FRASER STEVE K & LOUISE	25,500	05/31/2018	WD	Multiple Vacant	2018-01773	PTA	100.0
QUEHL DONALD W & DIANE L	SHARP BRETT A & EMILY B	13,000	10/12/2016	WD	Arms Length	2016-03420	PTA	100.0
ROWELL ROBIN G (F)	QUEHL DONALD W & DIANE L	6,500	07/02/2007	WD	Arms Length	2007/2399		100.0

Property Address: S MAPLEWOOD AVE
 Class: 402 RESIDENTIAL-V Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY - 57020
 P.R.E. 0%
 MAP #:

Owner's Name/Address: FRASER STEVE K & LOUISE
 672 S 8 MILE RD
 LAKE CITY MI 49651
 2019 Est TCV 12,000

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
 Improved X Vacant * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value C> C BACK LOTS 12K 12000 100 12,000
 100 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 12,000

Tax Description: LOT 115 BUENA VISTA PARK.
 SPLIT ON 11/27/2011 INTO 009-160-116-00,
 009-160-115-00;
 Comments/Influences: Split/Comb. on 11/27/2011 completed
 11/27/2011 TIM SPLIT LOTS IN PLAT;
 Parent Parcel(s): 009-160-115-00;
 Child Parcel(s): 009-160-116-00,
 009-160-115-01;

Public Improvements	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Dirt Road	2019	6,000	0	6,000			6,000S
X Gravel Road	2018	6,000	0	6,000			6,000S
X Paved Road	2017	6,000	0	6,000			6,000S
X Storm Sewer	2016	6,000	0	6,000			718C
X Sidewalk							
X Water							
X Sewer							
X Electric							
X Gas							
X Curb							
X Street Lights							
X Standard Utilities							
X Underground Utils.							

2011 SPLIT LOT 116 FOR 2012 ROLL



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CRISSMAN DONALD A & PATRI	CRISSMAN COTTAGE TRUST	0	11/03/2017	QC	FAMILY SALE	2017-03492		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6327 W BUENA VISTA BLVD			Garage	04/17/2012	2012-0114	100%
Owner's Name/Address	P.R.E. 0%		Addition	04/05/2004	20040047	Complete
CRISSMAN COTTAGE TRUST 345 WESTMINISTER DR NOBLESVILLE IN 46060	MAP #:		2019 Est TCV 191,384 TCV/TFA: 91.53			

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS				
		Public Improvements		Description	Frontage	Depth	* Factors * Rate %Adj. Reason	Value
LOTS 116, 117, 121 & W 1/2 OF LOT 122. BUENA VISTA PARK. 12/2017 COMBINE LOT 116 FORMERLY LOTS 117, 121 & W 1/2 OF LOT 122. BUENA VISTA PARK.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk		<Site Value C> C BACK LOTS 12K			12000 100	12,000
	X	Water Sewer		<Site Value C> C BACK LOTS 12K			12000 100	12,000
	X	Electric		153 Actual Front Feet, 0.39 Total Acres Total Est. Land Value =				24,000

Comments/Influences	X	Land Improvement Cost Estimates	Description	Rate	Size % Good	Cash Value
			Wood Frame	22.41	96 85	1,828
	X	Total Estimated Land Improvements True Cash Value =				1,828

ADD CITY SEWER FOR 05 12/2017 COMBINE 116 02 SPLIT FROM 115-00 FOR 03 03 COMBO W/ 121-00 FOR 04	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	12,000	83,700	95,700			68,120C



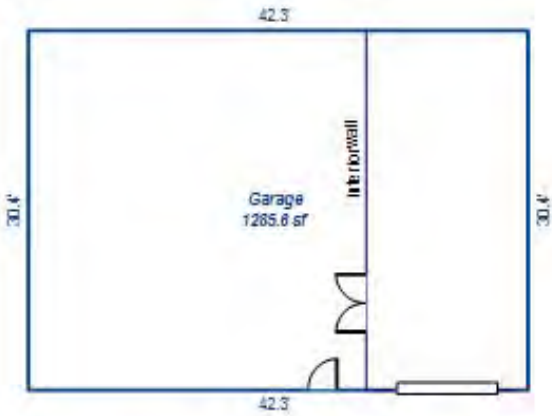
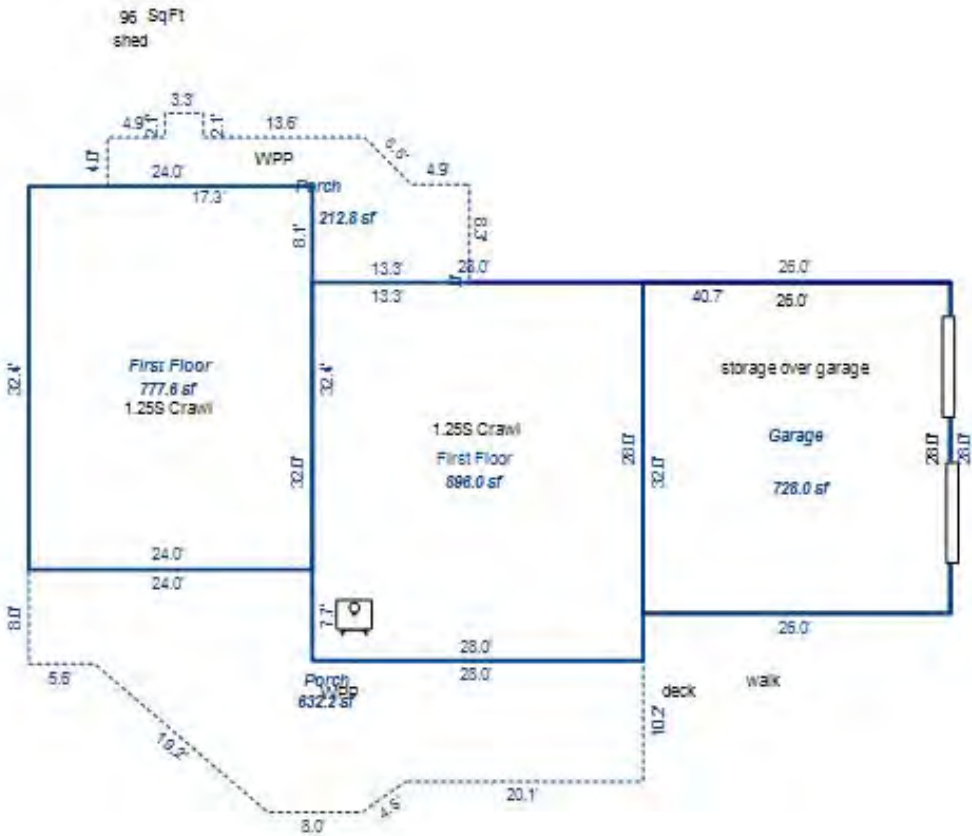
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 12/27/2017	INSPECTED		2018	12,000	74,600	86,600			66,524C
TPC 08/28/2017	INSPECTED		2017	12,000	72,400	84,400			61,092C
TPC 11/20/2013	INSPECTED		2016	12,000	71,900	83,900			60,548C


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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area 212 632 16 344	Type WPP WPP Treated Wood Treated Wood	Year Built: 2004 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 728 % Good: 0 Storage Area: 485 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G												
Building Style: 1.25S		Trim & Decoration		X			X			1							
Yr Built 1979 201	Remodeled 2004	Ex	X	Ord		Min	Size of Closets			Class: C -5 Effec. Age: 30 Floor Area: 2,091 Total Base New : 268,721 Total Depr Cost: 188,133 Estimated T.C.V: 165,557			E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:		
Condition: Average		Lg	X	Ord		Small	Doors			Solid			X		H.C.		
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric			0 Amps Service							
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No./Qual. of Fixtures			X Ex.			Ord.			Min	
(1) Exterior							No. of Elec. Outlets			Many			X Ave.			Few	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 1673 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Space Heater Ground Area = 1673 SF Floor Area = 2091 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Crawl Space 1,673 Total: 175,171 122,649				
(2) Windows				(8) Basement						1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,120 784 Porches WPP 212 3,547 2,483 WPP 632 8,007 5,605 Deck Treated Wood 344 4,486 3,140 Treated Wood 16 554 388 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 728 22,189 15,532 Storage Over Garage 485 5,059 3,541 Common Wall: 1 Wall 1 -2,038 -1,427 Door Opener 2 830 581 Class: C Exterior: Siding Foundation: 42 Inch (Finished) Door Opener 1 415 290 Base Cost 1285 42,174 29,522 Water/Sewer Public Sewer 1 1,134 794 Water Well, 50 Feet 1 2,038 1,427				
X	Many Avg.	X	Large Avg.				(14) Water/Sewer			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						Lump Sum Items:							
X	Double Glass Patio Doors Storms & Screens			(9) Basement Finish													
(3) Roof				Recreation SF Living SF Walkout Doors No Floor SF													
X	Gable Hip Flat			(10) Floor Support													
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:													
Chimney: Metal																	

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



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

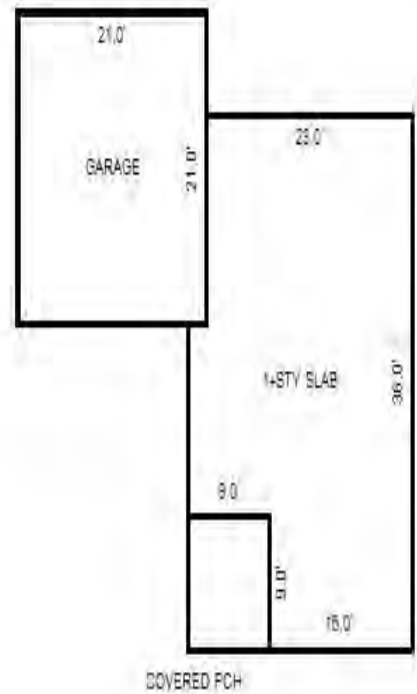
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status			
6371 W LAKEVIEW DR		School: LAKE CITY - 57020									
Owner's Name/Address		P.R.E. 0%		MAP #:							
DAVIS FRANK D 501 E SIXTH ST CLARE MI 48617		2019 Est TCV 64,131 TCV/TFA: 80.87									
Taxpayer's Name/Address		X Improved		Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS						
DAVIS FRANK D 501 E SIXTH ST CLARE MI 48617		X Public Improvements			* Factors *						
Tax Description		X Dirt Road			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
. SEC 12 T22N R8W LOT 118 BUENA VISTA PARK.		X Gravel Road			<Site Value C> C BACK LOTS 12K				12000	100	12,000
Comments/Influences		X Paved Road			93 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 12,000						
		X Storm Sewer									
		X Sidewalk									
		X Water									
		X Sewer									
		X Electric									
		X Gas									
		X Curb									
		X Street Lights									
		X Standard Utilities									
		X Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who		When	What	2019	6,000	26,100	32,100	27,269C			
TPC 12/27/2017 INSPECTED				2018	6,000	25,900	31,900	26,630C			
TPC 04/02/2012 INSPECTED				2017	6,000	23,100	29,100	26,083C			
TPC 11/07/2011 INSPECTED				2016	6,000	24,900	30,900	25,851C			

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1950 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 441 % Good: 0 Storage Area: 0 No Conc. Floor: 0										
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G							81	CCP (1 Story)											
Building Style: 1+S		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace		Class: CD Effec. Age: 40 Floor Area: 793 Total Base New : 98,734 Total Depr Cost: 59,240 Estimated T.C.V: 52,131		E.C.F. X 0.880		Bsmnt Garage:											
Yr Built 1950	Remodeled 0	Ex	X	Ord		Min	(12) Electric		200 Amps Service				Carport Area: Roof:											
Condition: Average		Lg	X	Ord		Small	No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1+S		Cls CD		Blt 1950											
Room List		(5) Floors		Kitchen: Other: Other:			Ex. X Ord. Min		(11) Heating System: Forced Air w/ Ducts		Ground Area = 793 SF		Floor Area = 793 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60									
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No. of Elec. Outlets		Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost			
(1) Exterior		X	Drywall				Many X Ave. Few		Plumbing		1+ Story		Siding		Slab		793		Total:		74,378		44,627	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 793 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments		Exterior		Brick Veneer		56		672		403					
X	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing		Average Fixture(s)		1		933		560					
(2) Windows		Many Avg.	X	Large Avg.				(14) Water/Sewer		Porches		CCP (1 Story)		81		1,622		973						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		441		14,077		8,446					
X	Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:		Water/Sewer		Common Wall: 1/2 Wall		1		-950		-570							
(3) Roof		X	Gable Hip Flat	Gambrel Mansard Shed					Water/Sewer		Public Sewer		1		1,006		604							
X	Asphalt Shingle								Built-Ins		Appliance Allow.		1		1,467		880							
Chimney: Block									Fireplaces		Interior 1 Story		1		3,567		2,140							
									Local Cost Items		SANITARY SEWER		1		0		0				*			
									Notes:		ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TC		Totals:		98,734		59,240							

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 402 RESIDENTIAL-V		Zoning:	Building Permit(s)	Date	Number	Status				
W LAKEVIEW DR		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
DAVIS FRANK D 501 E SIXTH ST CLARE MI 48617		MAP #:										
		2019 Est TCV 12,000										
		Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS							
Taxpayer's Name/Address		Public Improvements		* Factors *								
DAVIS FRANK D 501 E SIXTH ST CLARE MI 48617		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		<Site Value C> C BACK LOTS 12K 12000 100 12,000								
		Paved Road		50 Actual Front Feet, 0.08 Total Acres Total Est. Land Value = 12,000								
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2019	6,000	0	6,000			1,864C		
		Low		2018	6,000	0	6,000			1,821C		
		High		2017	6,000	0	6,000			1,784C		
		Landscaped		2016	6,000	0	6,000			1,769C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC	12/27/2017	INSPECTED								
		TPC	09/18/2017	INSPECTED								
		TPC	04/02/2012	INSPECTED								



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SPURGEON WILLIAM K	SPURGEON WILLIAM K & MARY	0	03/30/2012	PTA	QUIT CLAIM	PTA	PTA	0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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W LAKEVIEW DR	School: LAKE CITY - 57020					
	P.R.E. 100% 06/01/2014					

Owner's Name/Address	MAP #:
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SPURGEON WILLIAM K & MARY K TRUST 6350 W LAKEVIEW DR LAKE CITY MI 49651	2019 Est TCV 13,842
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Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
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Public Improvements	Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
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X	Dirt Road				12000	100		12,000
X	Gravel Road							
X	Paved Road							
X	Storm Sewer							
X	Sidewalk							
X	Water							
X	Sewer							
X	Electric							
X	Gas							
X	Curb							
X	Street Lights							
X	Standard Utilities							
X	Underground Utils.							

Tax Description	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
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. SEC 12 T22N R8W LOT 120 BUENA VISTA PARK.	Wood Frame		21.80	80	50	872
Comments/Influences	Residential Local Cost Land Improvements					

Description	Rate	Size	% Good	Cash Value
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LAND IMPROVE 1000	1,000.00	1	97	970
Total Estimated Land Improvements True Cash Value =				1,842

Topography of Site

X Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2019	6,000	900	6,900			1,514C
2018	6,000	700	6,700			1,479C
2017	6,000	500	6,500			1,449C
2016	6,000	500	6,500			1,437C

Who	When	What
-----	------	------

TPC 12/27/2017	INSPECTED	
TPC 09/18/2017	INSPECTED	
TPC 04/02/2012	INSPECTED	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROWELL ROBIN G	ROWELL ROBIN GAYLE TRUST	1	04/09/2013	QC	QUIT CLAIM	2013-01845 QD	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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W LAKEVIEW DR	School: LAKE CITY - 57020					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
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ROWELL ROBIN GAYLE TRUST 145 ALDON DRIVE PINCKNEY MI 48169	2019 Est TCV 17,379 TCV/TFA: 0.00
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X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
---------------------	-------------	-------------	----------	-------	-------	-------	------	-------	--------	-------

X		Dirt Road								
X		Gravel Road								
X		Paved Road								
X		Storm Sewer								
X		Sidewalk								
X		Water								
X		Sewer								
X		Electric								
X		Gas								
X		Curb								
X		Street Lights								
X		Standard Utilities								
X		Underground Utils.								

Tax Description	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
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. SEC 12 T22N R8W LOT 123 & E 1/2 OF LOT 122 BUENA VISTA PARK.						
Comments/Influences						
HOUSE ON 124-00						

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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X Level	2019	5,000	3,700	8,700			7,121C
X Rolling	2018	6,000	3,800	9,800			6,955C
X Low	2017	6,000	3,700	9,700			6,812C
X High	2016	6,000	3,700	9,700			6,752C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

Who	When	What	2019	5,000	3,700	8,700			7,121C
			2018	6,000	3,800	9,800			6,955C
			2017	6,000	3,700	9,700			6,812C
			2016	6,000	3,700	9,700			6,752C

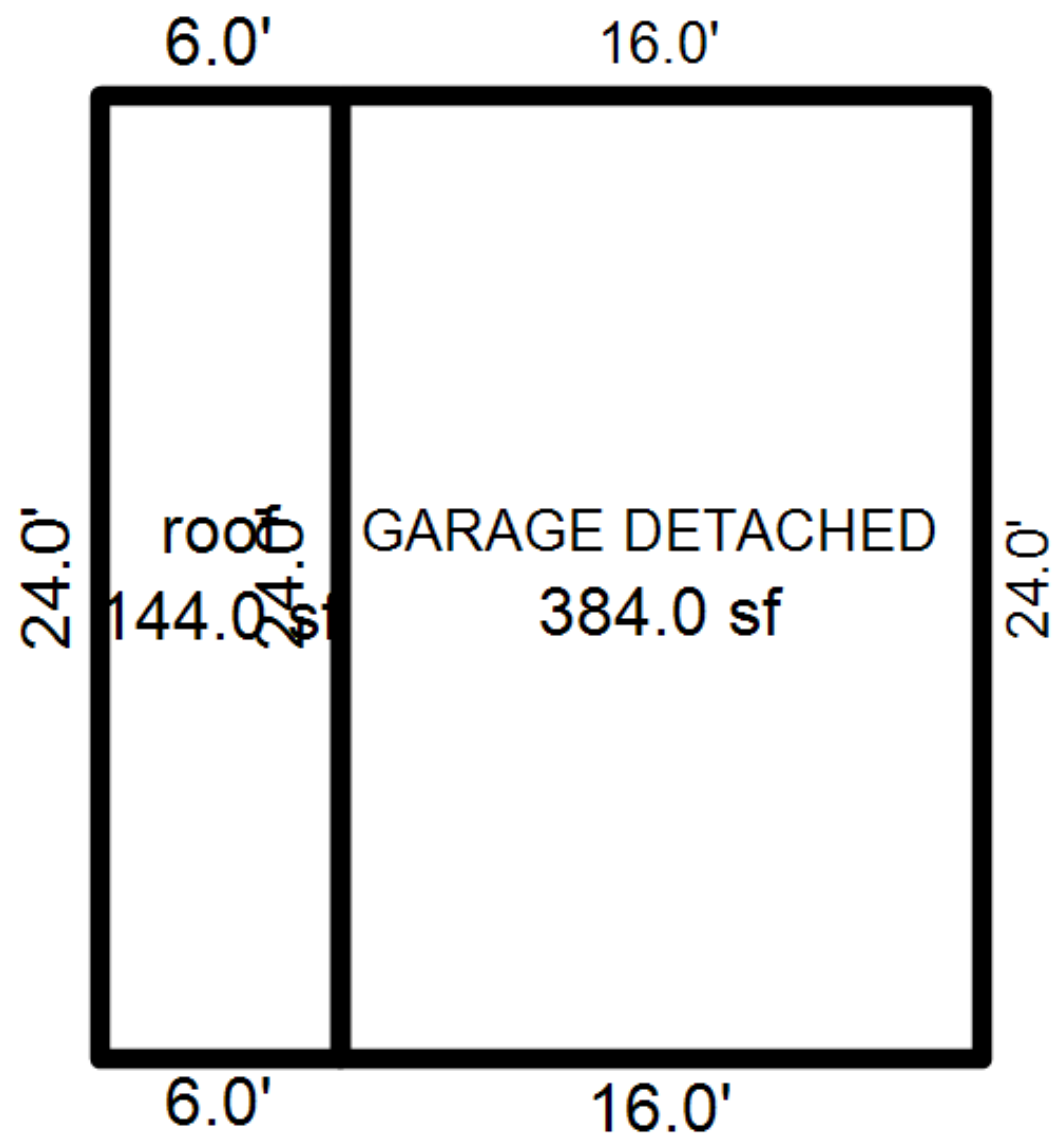


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 144	Type Roof Cover Onl	Year Built: 1977 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 384 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 0.880	Bsmnt Garage: Carport Area: Roof:		
	Mobile Home													Wood Frame	Drywall Paneled	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump X No Heating/Cooling	Class: CD Effec. Age: 40 Floor Area: 0 Total Base New : 13,126 Total Depr Cost: 7,875 Estimated T.C.V: 6,930
Town Home		(4) Interior		Central Air Wood Furnace			(12) Electric			Total Base New : 13,126		E.C.F. X 0.880		Bsmnt Garage:	
Duplex		Trim & Decoration		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family GRG			Total Depr Cost: 7,875		E.C.F. X 0.880		Carport Area:	
A-Frame		Ex Ord Min		0 Amps Service			Ground Area = 0 SF Floor Area = 0 SF.			Total Base New : 13,126		E.C.F. X 0.880		Roof:	
Building Style: GRG		Size of Closets		No./Qual. of Fixtures			(11) Heating System: No Heating/Cooling			Total Depr Cost: 7,875		E.C.F. X 0.880		Estimated T.C.V: 6,930	
Yr Built 1977	Remodeled 0	Lg Ord Small		Ex. Ord. Min			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost	
Condition: Average		Doors Solid H.C.		(7) Excavation			Many Ave. Few			Building Areas		Other Additions/Adjustments		Garages	
Room List		(5) Floors		(13) Plumbing			Average Fixture(s)			Garages		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost 384 11,374 6,824	
Basement	1st Floor	Kitchen:		No. of Elec. Outlets			1			Deck		w/Roof (Roof portion) 144 1,752 1,051		Totals: 13,126 7,875	
2nd Floor	Bedrooms	Other:		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:		ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV: 6,930			
(1) Exterior		Other:		Lump Sum Items:											
Wood/Shingle		(6) Ceilings													
Aluminum/Vinyl															
Brick															
Insulation		(8) Basement													
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0													
Many	X Avg.	X	Large Avg.												
Few			Small												
Wood Sash		(9) Basement Finish													
Metal Sash		Recreation SF													
Vinyl Sash		Living SF													
Double Hung		Walkout Doors													
Horiz. Slide		No Floor SF													
Casement		(10) Floor Support													
Double Glass		Joists:													
Patio Doors		Unsupported Len:													
Storms & Screens		Cntr.Sup:													
(3) Roof															
Gable	Gambrel														
Hip	Mansard														
Flat	Shed														
Asphalt Shingle															
Chimney:															

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROWELL ROBIN G	ROWELL ROBIN GAYLE TRUST	1	04/09/2013	QC	QUIT CLAIM	2013-01846	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6313 W LAKEVIEW DR	School: LAKE CITY - 57020					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
ROWELL ROBIN GAYLE TRUST 145 ALDON DRIVE PINCKNEY MI 48169	2019 Est TCV 83,906 TCV/TFA: 69.81					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS							
				Description	Frontage	Depth	Rate	%Adj.	Reason	Value	
SEC 12 T22N R8W LOTS 124, 125 & 126 BUENA VISTA PARK.	X	Dirt Road		<Site Value H> GROUP H SITE10K			10000	100	LOT 126	10,000	
		Gravel Road		<Site Value E> E BACK LOTS			6000	100	LOT 125	6,000	
		Paved Road		<Site Value E> E BACK LOTS			6000	100	LOT 124, IRR	6,000	
		Storm Sewer		185 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =							22,000
		Sidewalk									

Comments/Influences	X	Public Improvements		Land Improvement Cost Estimates					
				Description	Rate	Size	% Good	Cash Value	
	X	Water		D/W/P: 3.5 Concrete	4.39	246	71	767	
	X	Sewer		Total Estimated Land Improvements True Cash Value =					767
	X	Electric							
	X	Gas							
	X	Curb							
	X	Street Lights							
		Standard Utilities							
		Underground Utils.							



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2019	11,000	31,000	42,000			31,262C
Rolling	2018	15,500	26,300	41,800			30,530C
Low	2017	15,500	23,400	38,900			29,903C
High	2016	15,500	25,300	40,800			29,637C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

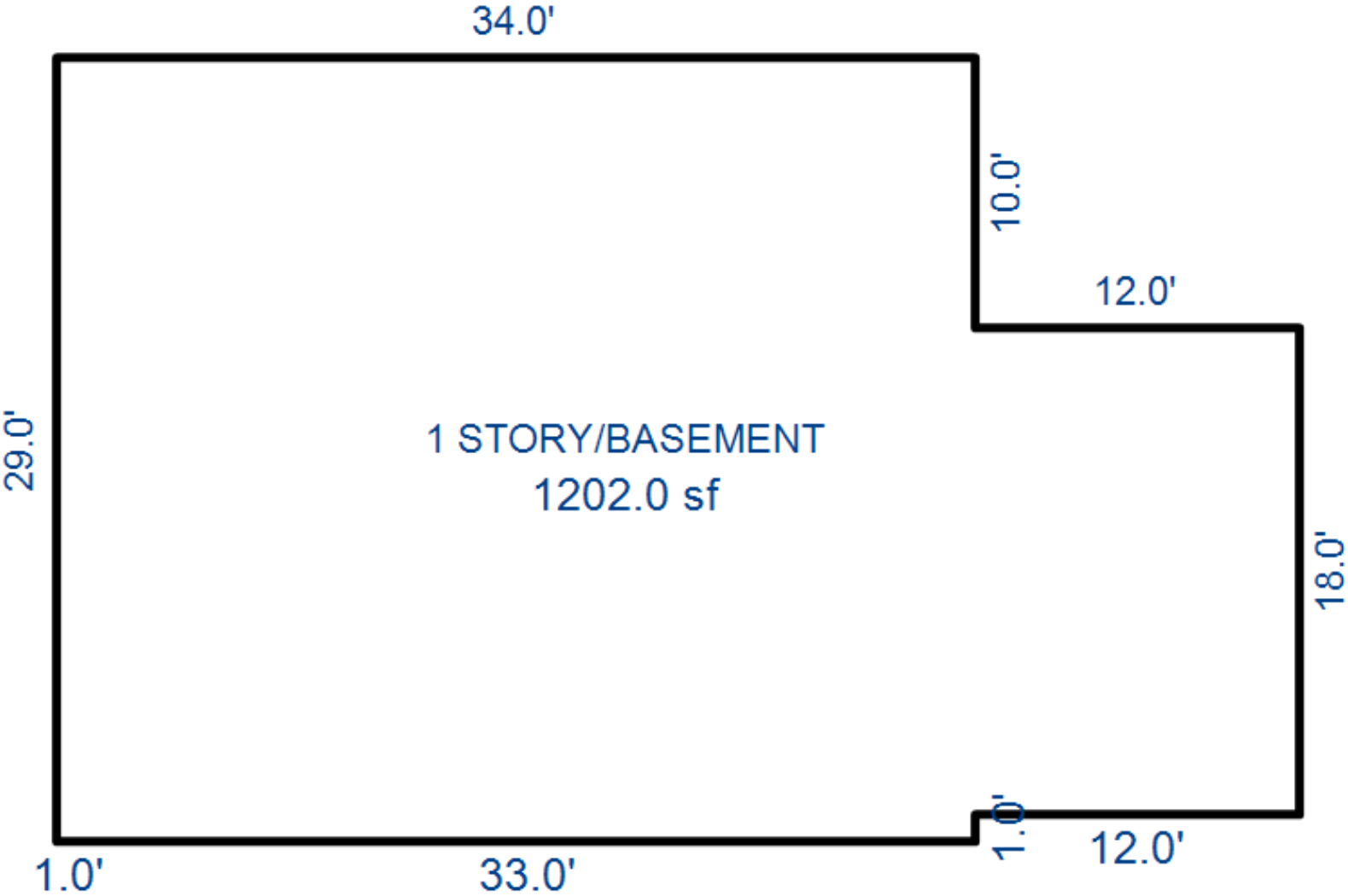
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			2019	11,000	31,000	42,000			31,262C
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																															
X	Wood Frame		Drywall X Paneled		Plaster Wood T&G																																																								
Building Style: 1S		Trim & Decoration			Ex	Ord	X	Min																																																					
Yr Built 1949	Remodeled 0	Size of Closets			X	Lg	Ord		Small																																																				
Condition: Average			Doors			Solid	X	H.C.																																																					
Room List		(5) Floors			Central Air Wood Furnace																																																								
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:			(12) Electric																																																								
					100	Amps Service																																																							
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures																																																								
X	Wood/Shingle Aluminum/Vinyl Brick	X	Tile		Ex.	X	Ord.	Min																																																					
	Insulation	(7) Excavation			No. of Elec. Outlets																																																								
			Basement: 1202 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many	X	Ave.	Few																																																					
	(2) Windows	(8) Basement			(13) Plumbing																																																								
X	Many Avg.	X	Large Avg.		1	Average Fixture(s)																																																							
X	Few		Small		1	3 Fixture Bath																																																							
X	Wood Sash Metal Sash Vinyl Sash		Conc. Block Poured Conc. Stone		1	2 Fixture Bath																																																							
X	Double Hung Horiz. Slide Casement		Treated Wood Concrete Floor			Softener, Auto																																																							
X	Double Glass Patio Doors Storms & Screens					Softener, Manual																																																							
	(3) Roof	(9) Basement Finish				Solar Water Heat																																																							
			Recreation SF Living SF Walkout Doors No Floor SF			No Plumbing																																																							
X	Gable Hip Flat		Gambrel Mansard Shed			Extra Toilet																																																							
X	Asphalt Shingle					Extra Sink																																																							
	Chimney: Metal					Separate Shower																																																							
		(10) Floor Support				Ceramic Tile Floor																																																							
			Joists: Unsupported Len: Cntr.Sup:			Ceramic Tile Wains																																																							
						Ceramic Tub Alcove																																																							
						Vent Fan																																																							
						(14) Water/Sewer																																																							
					1	Public Water																																																							
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						Lump Sum Items:																																																							
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Space Heater Ground Area = 1202 SF Floor Area = 1202 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>1,202</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>105,582</td> <td>63,349</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th>Size</th> <th>Cost</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1</td> <td>778</td> </tr> <tr> <td>2 Fixture Bath</td> <td>1</td> <td>1,633</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>892</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td>1</td> <td>1,895</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>1,243</td> </tr> <tr> <td>Fireplaces</td> <td></td> <td></td> </tr> <tr> <td>Exterior 1 Story</td> <td>1</td> <td>3,770</td> </tr> <tr> <td colspan="2">Totals:</td> <td>115,793</td> </tr> </tbody> </table> Notes: ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCv: 61,139											Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,202			Total:				105,582	63,349	Average Fixture(s)	Size	Cost	1	1	778	2 Fixture Bath	1	1,633	Water/Sewer			Public Sewer	1	892	Water Well, 50 Feet	1	1,895	Built-Ins			Appliance Allow.	1	1,243	Fireplaces			Exterior 1 Story	1	3,770	Totals:		115,793
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROWELL ROBIN G	ROWELL ROBIN GAYLE TRUST	1	04/09/2013	QC	QUIT CLAIM	2013-01845 QD		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
BIRCHWOOD AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 6,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value E> E BACK LOTS					6000 100	TRIANGLE	6,000
92 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =							6,000

Taxpayer's Name/Address	X	Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water
ROWELL ROBIN G 145 ALDON DRIVE PINCKNEY MI 48169	X						
Tax Description	X	Sewer					
. SEC 12 T22N R8W LOT 127 BUENA VISTA PARK.	X	Electric					
Comments/Influences	X	Gas					
	X	Curb					
	X	Street Lights					
		Standard Utilities					
		Underground Utils.					



Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
	X												

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	3,000	0	3,000			458C
2018	2,500	0	2,500			448C
2017	2,800	0	2,800			439C
2016	2,800	0	2,800			436C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROWELL ROBIN G	ROWELL ROBIN GAYLE TRUST	1	04/09/2013	QC	QUIT CLAIM	2013-01845 QD		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
BUENA VISTA BLVD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 8,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> GROUP D BACKLOT					8000	100		8,000
65 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =			8,000

Taxpayer's Name/Address	X	Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water
ROWELL ROBIN G 145 ALDON DRIVE PINCKNEY MI 48169	X						
Tax Description	X	Sewer					
. SEC 12 T22N R8W LOT 128 BUENA VISTA PARK.	X	Electric					
Comments/Influences	X	Gas					
	X	Curb					
	X	Street Lights					
		Standard Utilities					
		Underground Utils.					




Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2019	4,000	0	4,000			813C
Rolling	2018	4,000	0	4,000			794C
Low	2017	4,000	0	4,000			778C
High	2016	4,000	0	4,000			772C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2019	4,000	0	4,000			813C
TPC	08/28/2017	INSPECTED	2018	4,000	0	4,000			794C
TPC	08/28/2017	INSPECTED	2017	4,000	0	4,000			778C
TPC	08/05/2015	INSPECTED	2016	4,000	0	4,000			772C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		10,000	11/01/1997	WD	Download	315:125		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status																																															
BEACHWOOD ST																																																					
Owner's Name/Address	School: LAKE CITY - 57020																																																				
HUNTER CRAIG & TERESA 11101 CRAWFORD ROAD SPRINGPORT MI 49284	P.R.E. 0%																																																				
	MAP #:																																																				
	2019 Est TCV 67,400 TCV/TFA: 100.30																																																				
Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS																																																		
HUNTER CRAIG & TERESA 11101 CRAWFORD ROAD SPRINGPORT MI 49284	X		<table border="1"> <thead> <tr> <th colspan="7">* Factors *</th> </tr> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj. Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td><Site Value H> GROUP H SITE10K</td> <td></td> <td></td> <td></td> <td></td> <td>10000</td> <td>100 LOT 129</td> <td>10,000</td> </tr> <tr> <td><Site Value H> GROUP H SITE10K</td> <td></td> <td></td> <td></td> <td></td> <td>10000</td> <td>100 LOT 130</td> <td>10,000</td> </tr> <tr> <td><Site Value H> GROUP H SITE10K</td> <td></td> <td></td> <td></td> <td></td> <td>10000</td> <td>100 LOT 131</td> <td>10,000</td> </tr> <tr> <td colspan="7">159 Actual Front Feet, 0.40 Total Acres</td> <td>Total Est. Land Value = 30,000</td> </tr> </tbody> </table>				* Factors *							Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value	<Site Value H> GROUP H SITE10K					10000	100 LOT 129	10,000	<Site Value H> GROUP H SITE10K					10000	100 LOT 130	10,000	<Site Value H> GROUP H SITE10K					10000	100 LOT 131	10,000	159 Actual Front Feet, 0.40 Total Acres							Total Est. Land Value = 30,000
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Comments/Influences	X																																																				
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Who	When	What	2019	15,000	18,700	33,700		33,700S																																													
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			2016	18,000	22,600	40,600		35,057C																																													

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area	Type	Year Built: 2001 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 780 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																										
X	Wood Frame		(4) Interior Drywall Paneled			Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																	
Building Style: GRG		Trim & Decoration		X			Central Air Wood Furnace																																																	
Yr Built 2001	Remodeled 0	Ex	X	Ord		Min	(12) Electric																																																	
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Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric																																																	
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X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																
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Totals: 49,418 42,500																																																								

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



Sketch by Apex IVTTM

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SPITZLEY PHILLIS TRUST	SPITZLEY JAMES P & BARBAR	0	05/25/2011	QC	QUIT CLAIM	2011-01789		100.0
SPITZLEY PHYLLIS I	SPITZLEY PHYLLIS I TRUSTE	0	10/09/1991	QC	QUIT CLAIM	2011-01786		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
------------------	--------------------------	---------	--------------------	------	--------	--------

BEACHWOOD AVE	School: LAKE CITY - 57020					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
SPITZLEY JAMES P & BARBARA A 3479 BOYER ROAD GREENVILLE MI 48838	2019 Est TCV 79,413 TCV/TFA: 84.84

X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
------------	--------	--

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	<Site Value A> GROUP A 25K					25000	100		25,000
	58 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =								25,000

Tax Description	X	Land Improvement Cost Estimates	Rate	Size	% Good	Cash Value
. SEC 12 T22N R8W LOT 132 BUENA VISTA PARK.	X	Dirt Road				
		Gravel Road				
		Paved Road				
		Storm Sewer				
		Sidewalk				
		Water				
	X	Sewer	11.03	104	66	757
	X	Electric				
	X	Gas				
		Curb				
	X	Street Lights				
		Standard Utilities				
		Underground Utils.				
		Total Estimated Land Improvements True Cash Value =				757

Comments/Influences	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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	X	Level	2019	12,500	27,200	39,700			31,155C
		Rolling	2018	12,500	26,600	39,100			30,425C
		Low	2017	6,000	23,800	29,800			29,800S
		High	2016	6,000	25,500	31,500			31,393C
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

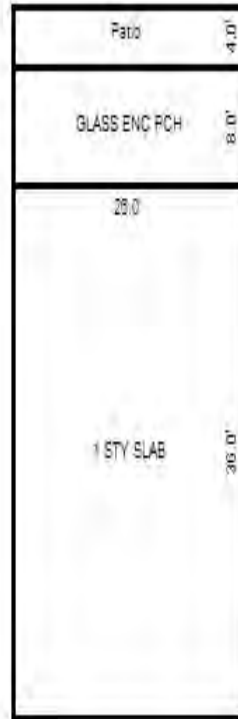


The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan	Who	When	What	2019	12,500	27,200	39,700		31,155C
	TPC	12/27/2017	INSPECTED	2018	12,500	26,600	39,100		30,425C
	TPC	04/27/2014	INSPECTED	2017	6,000	23,800	29,800		29,800S
	TPC	04/02/2012	INSPECTED	2016	6,000	25,500	31,500		31,393C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 208	Type CGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame		Drywall X Paneled	X	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 40 Floor Area: 936 Total Base New : 101,622 Total Depr Cost: 60,973 Estimated T.C.V: 53,656		E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric										
Yr Built 1947	Remodeled 0	Ex	X Ord	Min	100 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 936 SF Floor Area = 936 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60					Cls CD Blt 1947				
Condition: Average		Lg	X Ord	Small	No./Qual. of Fixtures			Building Areas									
Room List		(5) Floors		Kitchen: Other: Other:			Ex. X Ord. Min										
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No. of Elec. Outlets										
(1) Exterior		Basement: 0 S.F. Crawl: 0 S.F. Slab: 936 S.F. Height to Joists: 0.0		(7) Excavation			Many X Ave. Few										
X	Wood/Shingle Aluminum/Vinyl Brick	(8) Basement		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(13) Plumbing										
	Insulation	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
(2) Windows		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
X	Many Avg. X Few	Large Avg. X Small		(10) Floor Support			Lump Sum Items:										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:			Notes: ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV: 53,656										
(3) Roof		Asphalt Shingle		Chimney: Block			Totals: 101,622 60,973										

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status		
6293 W LAKEVIEW DR		School: LAKE CITY - 57020		Reroof		07/28/2017		2017-0348		100%		
Owner's Name/Address		P.R.E. 0%		MAP #:		2019 Est TCV 86,015 TCV/TFA: 82.71						
JAMROZY RICHARD J 31501 SLUMBER LANE FRASER MI 48026		X	Improved		Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS						
Tax Description		Public Improvements		* Factors *								
. SEC 12 T22N R8W LOT 133 BUENA VISTA PARK.		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		Gravel Road		<Site Value A> GROUP A 25K		25000		100				25,000
		Paved Road		59 Actual Front Feet, 0.16 Total Acres		Total Est. Land Value =						25,000
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description		Rate	Size	% Good	Cash Value			
		Water		D/W/P: Patio Blocks		9.94	90	0	0			
		X	Sewer	D/W/P: 4in Concrete		4.60	96	0	0			
		X	Electric	Residential Local Cost Land Improvements								
		X	Gas	Description		Rate	Size	% Good	Cash Value			
		X	Curb	LAND IMPROVE 1000		1,000.00	1	95	950			
		X	Street Lights	Total Estimated Land Improvements True Cash Value =						950		
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X	Level									
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2019	12,500	30,500	43,000		32,121C		
		JWV	09/16/2017	INSPECTED	2018	12,500	40,500	53,000		31,369C		
		TPC	04/02/2012	INSPECTED	2017	6,000	35,400	41,400		30,724C		
		TPC	11/07/2011	INSPECTED	2016	6,000	35,100	41,100		30,450C		

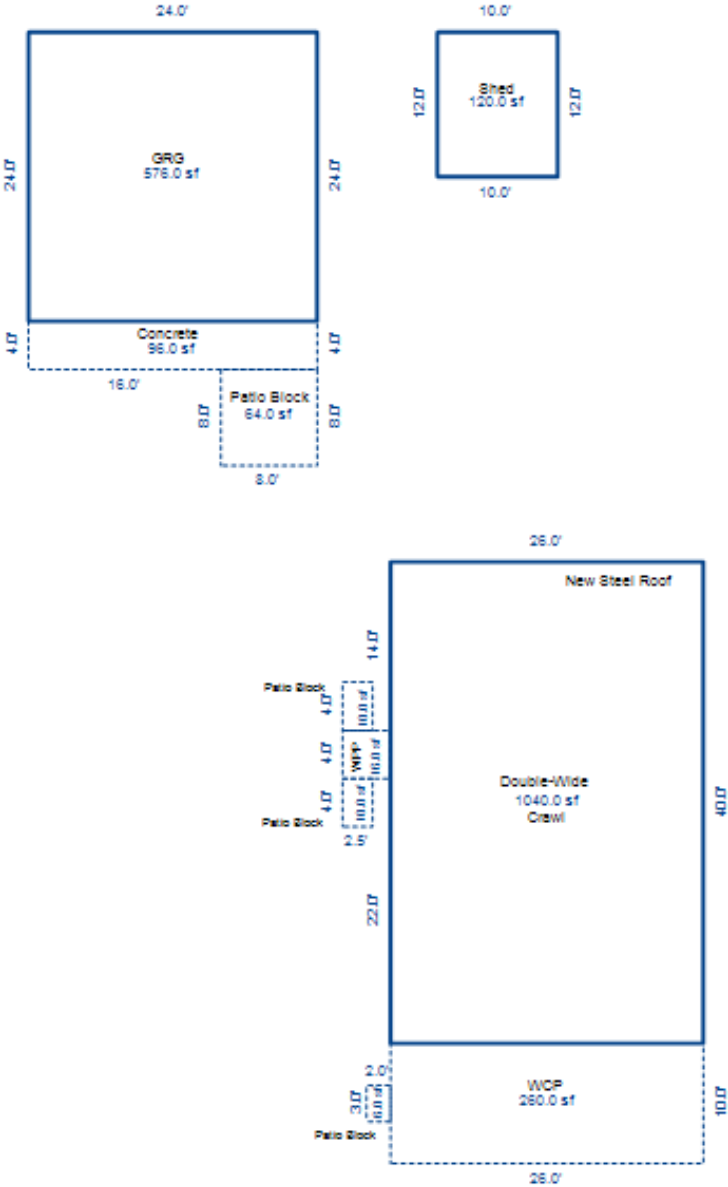


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 260	Type WCP (1 Story) WPP 16	Year Built: 1990 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		Drywall Paneled		Plaster Wood T&G													
Building Style: BOCA/STATE		Trim & Decoration																
Yr Built 1990	Remodeled 0	Ex	X	Ord		Min	Size of Closets											
Condition: Average		Lg	X	Ord		Small	Doors											
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric			200 Amps Service			Class: D Effec. Age: 21 Floor Area: 1,040 Total Base New : 126,719 Total Depr Cost: 100,108 Estimated T.C.V: 60,065			E.C.F. X 0.600		
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE (11) Heating System: Forced Air w/ Ducts Ground Area = 1040 SF Floor Area = 1040 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79			Cls D Blt 1990					
(1) Exterior				Ex. X Ord. Min			No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
X	Wood/Shingle Aluminum/Vinyl Brick			Many X Ave. Few			(13) Plumbing			1 Story Siding Basement 1,040			Total: 96,263 76,046					
Insulation		(7) Excavation		Average Fixture(s)			1 Average Fixture(s)			Other Additions/Adjustments								
(2) Windows		Basement: 1040 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Average Fixture(s)			1 778 615					
X	Many Avg. X Few	Large Avg. X Small		(8) Basement			3 Fixture Bath Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches			1 2,463 1,946					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			WCP (1 Story) WPP			260 5,642 4,457 16 572 452					
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Built-Ins			Class: D Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost			576 14,688 11,604					
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			Water/Sewer			Water/Sewer			Public Sewer					
X	Asphalt Shingle Metal			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Public Sewer			1 892 705					
Chimney:										Water Well, 100 Feet			1 4,178 3,301					
										Appliance Allow.			1 1,243 982					
										Totals:			126,719 100,108					
										Notes:			ECF (4161 BUENA VISTA AREA BACK LOTS) 0.600 => TCV: 60,065					

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
WOLCOTT IV HENRY W & NELL	WOLCOTT HENRY W & NELL H	0	01/15/2018	WD	FAMILY SALE	2018-00152	PTA	0.0							
CLARK NEDRA R	WOLCOTT IV HENRY W & NELL	57,000	01/01/2012	WD	WARRANTY DEED	2012-00315	PTA	100.0							
CLARK NEDRA & SIMONS NICK	CLARK NEDRA R	0	08/29/2007	WD	Not Qualified	2007/4019		50.0							
SIMONS NELLIE (DECEASED)	CLARK NEDRA R	0	02/02/2007	OTH	Not Qualified	2007/3060		50.0							
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status					
6275 W LAKEVIEW DR		School: LAKE CITY - 57020		Addition		06/21/2012		2012-0263	100%						
Owner's Name/Address		P.R.E. 0%		MAP #:		2019 Est TCV 79,366 TCV/TFA: 82.33									
WOLCOTT HENRY W & NELL H TRUST 1739 VASSAR DR LANSING MI 48912		X Improved		Vacant		Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS									
Tax Description		Public Improvements		* Factors *											
. SEC 12 T22N R8W LOT 134 BUENA VISTA PARK.		X		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X		Gravel Road		<Site Value A> GROUP A 25K		25000	100					25,000	
		X		Paved Road		58 Actual Front Feet, 0.14 Total Acres		Total Est. Land Value =						25,000	
		X		Storm Sewer		Land Improvement Cost Estimates									
		X		Sidewalk		Description		Rate	Size	% Good	Cash Value				
		X		Water		D/W/P: 3.5 Concrete		4.39	507	50	1,113				
		X		Sewer		Wood Frame		15.84	160	50	1,267				
		X		Electric		Wood Frame		15.84	160	50	1,267				
		X		Gas		Total Estimated Land Improvements True Cash Value =					3,647				
		X		Curb											
		X		Street Lights											
				Standard Utilities											
				Underground Utils.											
				Topography of Site											
		X		Level											
				Rolling											
				Low											
				High											
				Landscaped											
				Swamp											
				Wooded											
				Pond											
				Waterfront											
				Ravine											
				Wetland											
				Flood Plain											
				Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who		When		What		2019	12,500	27,200	39,700	28,614C			
		TPC 07/21/2018		INSPECTED				2018	12,500	20,700	33,200	25,014C			
		TPC 12/27/2017		INSPECTED				2017	6,000	18,500	24,500	24,500S			
		TPC 04/02/2012		INSPECTED				2016	6,000	20,000	26,000	25,777C			

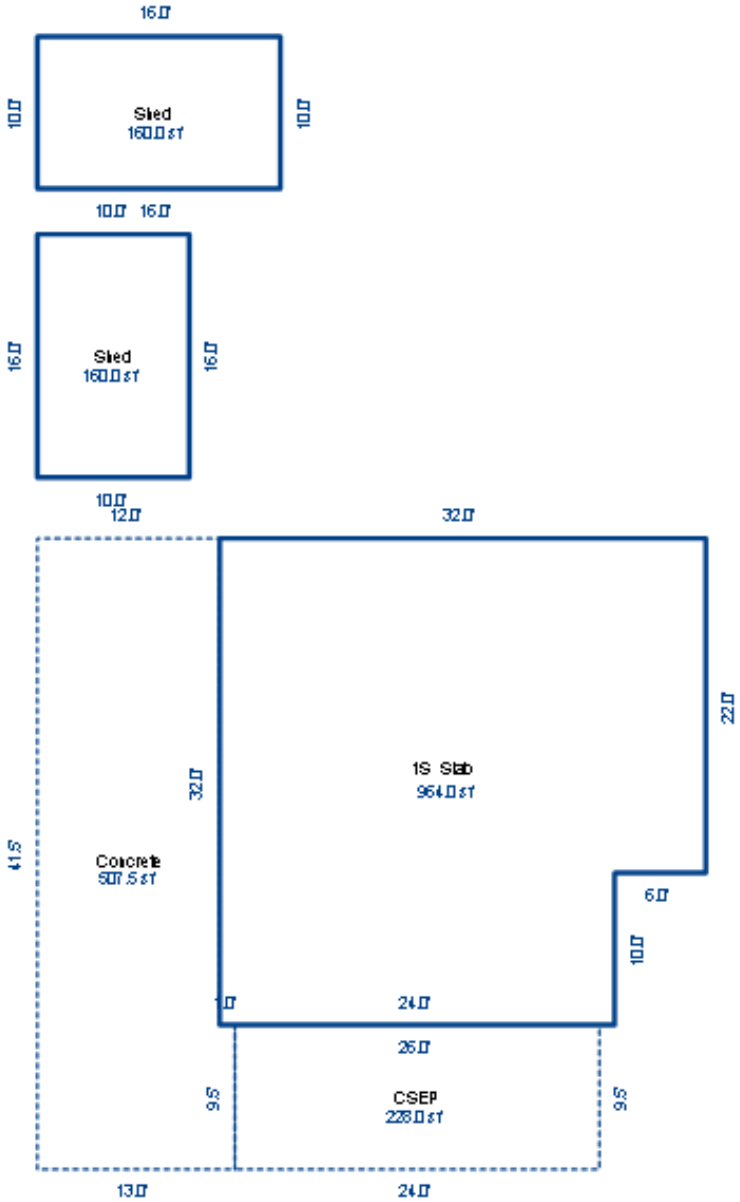


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 228	Type CSEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: D +10 Effec. Age: 40 Floor Area: 964 Total Base New : 96,077 Total Depr Cost: 57,635 Estimated T.C.V: 50,719		E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls D 10 Blt 1954			
Yr Built 1954	Remodeled 0	Ex	X	Ord		Min	60 Amps Service		Ground Area = 964 SF Floor Area = 964 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60					
Condition: Average		Lg	X	Ord		Small	(13) Plumbing		Building Areas					
Room List		(5) Floors		No./Qual. of Fixtures			(14) Water/Sewer		Stories Exterior Foundation Size Cost New Depr. Cost					
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 Story Siding Slab 964		Total: 85,553 51,320			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Other Additions/Adjustments					
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Many X Ave. Few			Lump Sum Items:		Plumbing					
Insulation		(7) Excavation		(13) Plumbing					Porches					
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 964 S.F. Height to Joists: 0.0		(8) Basement					CSEP (1 Story)		228 5,716		3,430	
X	Many Avg. X Few	Large Avg. X Small		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					Water/Sewer					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF					Public Sewer					
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:					Appliance Allow.		1 1,243		746	
X	Gable Hip Flat	Gambrel Mansard Shed							Totals:		96,077		57,635	
X	Asphalt Shingle								Notes:					
Chimney: Metal									ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV:				50,719	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LAPAK DONALD J	CAULFIELD JAMES & BENSON	1	04/23/2012	QC	FAMILY SALE	2012-01487	PTA	100.0
LAPAK JOSEPH L		0	10/11/2010	CD	CERTIFICATE OF DEATH	2011-02853		0.0
KAPAK JOSEPH & MARIE L H/	LAPAK JOSEPH & LAPAK DONA	1	08/11/1999	QC	QUIT CLAIM	1999 330-502	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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1616 S ELMWOOD DR	School: LAKE CITY - 57020					
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Owner's Name/Address	P.R.E. 0%					
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CAULFIELD JAMES & BENSON NANCY 2630 VERMILLION COURT NAPERVILLE IL 60565	MAP #:					
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	2019 Est TCV 93,079 TCV/TFA: 102.06					
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X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS			
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Public Improvements		* Factors *				
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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<Site Value A> GROUP A 25K					25000	100		25,000
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58 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 25,000
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Land Improvement Cost Estimates					
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Description	Rate	Size	% Good	Cash Value
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X Sewer	Fencing: Wd, Split, 2 Rail	11.09	40	0	0
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X Electric	D/W/P: 3.5 Concrete	4.39	300	0	0
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X Gas	Metal Prefab	11.17	80	35	313
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Residential Local Cost Land Improvements					
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Description	Rate	Size	% Good	Cash Value
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X Street Lights	LAND IMPROVE 1000	1,000.00	1	97	970
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Standard Utilities								Total Estimated Land Improvements True Cash Value = 1,283
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Topography of Site					
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X Level							
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Rolling							
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Low							
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High							
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Landscaped							
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Swamp							
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Wooded							
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Pond							
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Waterfront							
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Ravine							
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Wetland							
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Flood Plain							
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2019	12,500	34,000	46,500			37,348C
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2018	12,500	30,800	43,300			36,473C
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2017	6,000	29,900	35,900			35,723C
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2016	6,000	29,700	35,700			35,405C
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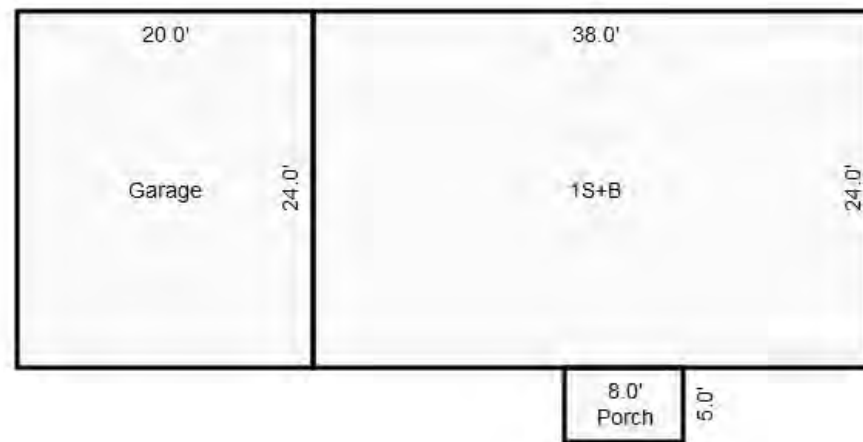
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 40	Type CPP	Year Built: 1976 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G									
Building Style: 1S		Trim & Decoration												
Yr Built 1976	Remodeled 1980	Ex	X	Ord		Min	Size of Closets							
Condition: Average		Lg	X	Ord		Small	Doors							
Room List		(5) Floors		Central Air Wood Furnace										
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			100 Amps Service							
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures										
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	Ex.	X	Ord.		Min						
(2) Windows		(7) Excavation		No. of Elec. Outlets										
X	Many Avg.	X	Large Avg.	Many	X	Ave.		Few						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	(13) Plumbing										
(3) Roof		(8) Basement		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish	(14) Water/Sewer										
X	Asphalt Shingle		912 Recreation SF Living SF Walkout Doors No Floor SF	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
Chimney: Metal		(10) Floor Support		Lump Sum Items:										
		Joists: Unsupported Len: Cntr.Sup:		Notes: ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV:										
				Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 912 SF Floor Area = 912 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 912 Total: 95,504 62,066 Other Additions/Adjustments Exterior Brick Veneer 64 705 458 Plumbing Average Fixture(s) 1 778 506 2 Fixture Bath 1 1,633 1,061 Porches CPP 40 690 448 Garages Class: D Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 480 12,950 8,417 Common Wall: 1 Wall 1 -1,753 -1,139 Door Opener 1 327 213 Water/Sewer Public Sewer 1 892 580 Water Well, 50 Feet 1 1,895 1,232 Built-Ins Appliance Allow. 1 1,243 808 Recreation Room 912 12,549 1,255 Totals: 127,413 75,905			Cls D 10 Blt 1976		E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:			

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



Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCCOMAS NEIL S & HEIDI A	MCCOMAS FAMILY REV TRUST	0	08/13/2013	WD	WARRANTY DEED	2013-02858 WD	PTA	0.0
HASELHUHN	MCCOMAS NEIL S & HEIDI A	86,500	09/15/2003	WD	WARRANTY DEED	MLS 20802249	PTA	0.0
WILLIAMS	HASELHUHN	77,000	06/01/2001	WD	Download	03-0:4791		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1626 S ELMWOOD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 84,861 TCV/TFA: 84.19					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS					
		Public Improvements		Description	Frontage	Depth	Rate %Adj.	Reason	Value
. SEC 12 T22N R8W LOT 136 BUENA VISTA PARK.	X	Dirt Road		<Site Value C>	C BACK LOTS	12K	12000	100	12,000
Comments/Influences		Paved Road		50 Actual Front Feet, 0.13 Total Acres				Total Est. Land Value =	12,000
		Storm Sewer		Land Improvement Cost Estimates					
		Sidewalk		Description		Rate	Size % Good		Cash Value
		Water		D/W/P: 3.5 Concrete		4.68	600 0		0
	X	Sewer		Wood Frame		25.55	48 50		613
	X	Electric		Residential Local Cost Land Improvements					
	X	Gas		Description		Rate	Size % Good		Cash Value
		Curb		LAND IMPROVE 1000		1,000.00	1 95		950
	X	Street Lights		Total Estimated Land Improvements True Cash Value =					1,563
		Standard Utilities							
		Underground Utils.							



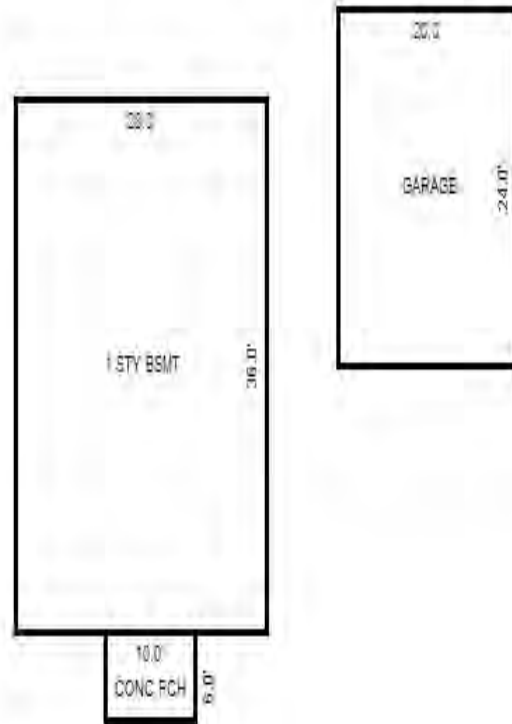
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2019	6,000	36,400	42,400			41,475C
	Rolling		2018	6,000	35,000	41,000			40,503C
	Low		2017	6,000	33,900	39,900			39,670C
	High		2016	6,000	33,700	39,700			39,317C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 60	Type CPP	Year Built: 1982 Car Capacity: 1.5 Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0							
X	Wood Frame		Drywall Paneled		Plaster Wood T&G																		
Building Style: 1S		Trim & Decoration																					
Yr Built 1962	Remodeled 1975	Ex	X	Ord		Min	Size of Closets																
Condition: Average		Lg	X	Ord		Small	Doors			X	Ord		H.C.										
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric																
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		0 Amps Service																			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S							Cls CD		Blt 1962							
X	Wood/Shingle Aluminum/Vinyl Brick	Ex.	X	Ord.		Min	No. of Elec. Outlets																
	Insulation	Many	X	Ave.		Few	(7) Excavation																
(2) Windows		Basement: 1008 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		(14) Water/Sewer																	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish					Lump Sum Items:																
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF																					
X	Gable Hip Flat	(10) Floor Support																					
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:																					
Chimney: Metal																							
										Class: CD Effec. Age: 35 Floor Area: 1,008 Total Base New : 124,649 Total Depr Cost: 81,021 Estimated T.C.V: 71,298		E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:									
										Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
										1 Story		Siding		Basement		1,008		103,104		67,017			
										Plumbing		Average Fixture(s)		1		933		606					
										2 Fixture Bath		1		1,970		1,280							
										Porches		CPP		60		978		636					
										Garages		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		480		13,229		8,599					
										Water/Sewer		Public Sewer		1		1,006		654					
										Built-Ins		Water Well, 50 Feet		1		1,962		1,275					
										Appliance Allow.				1		1,467		954					
										Totals:				124,649		81,021							
										Notes: WALL UNIT AC		ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 =>		TCV:		71,298							

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LUCAS DOROTHY L TRUST	JAMROZY LINDA M ETAL	0	08/29/2017	WD	FAMILY SALE	2017-02675	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1636 S ELMWOOD ST						
Owner's Name/Address	School: LAKE CITY - 57020					
JAMROZY LINDA M ETAL JAMROZY RJ & JAMROZY J 31501 SLUMBER LN FRASER MI 48026	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 76,262 TCV/TFA: 83.62					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS					
				Description	Frontage	Depth	Rate %Adj.	Reason	Value
. SEC 12 T22N R8W LOT 137 BUENA VISTA PARK.	X			<Site Value C> C BACK LOTS 12K	50	12000	100		12,000
Comments/Influences				50 Actual Front Feet, 0.13 Total Acres		Total Est. Land Value =		12,000	
				Land Improvement Cost Estimates					
				Description		Rate	Size % Good	Cash Value	
	X			D/W/P: 3.5 Concrete		4.68	750 0	0	
	X			Wood Frame		19.92	96 50	956	
	X			Residential Local Cost Land Improvements					
	X			Description		Rate	Size % Good	Cash Value	
	X			LAND IMPROVE 1000		1,000.00	1 95	950	
				Total Estimated Land Improvements True Cash Value =					1,906



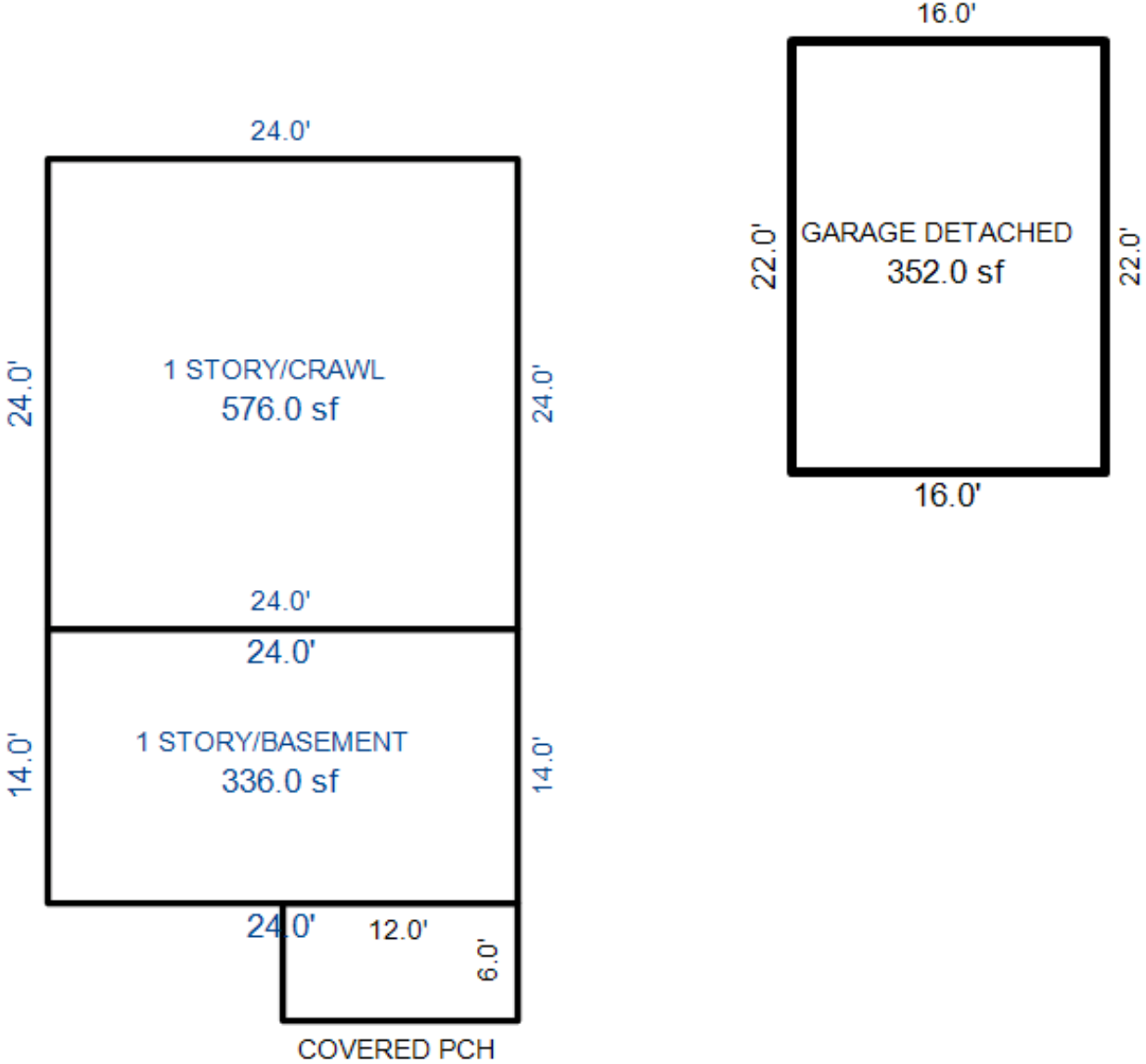
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2019	6,000	32,100	38,100			28,829C
Rolling	2018	6,000	30,100	36,100			28,154C
Low	2017	6,000	30,800	36,800			27,575C
High	2016	6,000	30,500	36,500			27,330C
Landsaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What							
TPC 12/27/2017 INSPECTED							
TPC 09/12/2017 INSPECTED							
TPC 10/08/2012 INSPECTED							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 72	Type WCP (1 Story)	Year Built: 1964 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 352 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame		(4) Interior Drywall X Paneled	X	Plaster Wood T&G														
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Class: CD Effec. Age: 35 Floor Area: 912 Total Base New : 108,552 Total Depr Cost: 70,859 Estimated T.C.V: 62,356			E.C.F. X 0.880			Bsmnt Garage: Carport Area: Roof:			
Yr Built 1964	Remodeled 1986	Ex	X	Ord		Min	Size of Closets			Total Base New : 108,552 Total Depr Cost: 70,859 Estimated T.C.V: 62,356			E.C.F. X 0.880			Bsmnt Garage: Carport Area: Roof:			
Condition: Average		Lg	X	Ord		Small	Doors			Total Base New : 108,552 Total Depr Cost: 70,859 Estimated T.C.V: 62,356			E.C.F. X 0.880			Bsmnt Garage: Carport Area: Roof:			
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric			Total Base New : 108,552 Total Depr Cost: 70,859 Estimated T.C.V: 62,356			E.C.F. X 0.880			Bsmnt Garage: Carport Area: Roof:			
	Basement 1st Floor 2nd Floor Bedrooms						100 Amps Service												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD			Blt 1964						
X	Wood/Shingle Aluminum/Vinyl Brick				Ex.	X	Ord.		Min	(11) Heating System: Forced Air w/ Ducts Ground Area = 912 SF Floor Area = 912 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65									
	Insulation			No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost									
(2) Windows		(7) Excavation		Many X Ave. Few			Plumbing			1 Story Siding Crawl Space 576 1 Story Siding Basement 336 Total: 89,698 58,304									
X	Many Avg. X Few		Large Avg. Small	Basement: 336 S.F. Crawl: 576 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 1 933 606 Porches WCP (1 Story) 72 2,725 2,071 * Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 352 10,761 6,995 Water/Sewer Public Sewer 1 1,006 654 Water Well, 50 Feet 1 1,962 1,275 Built-Ins Appliance Allow. 1 1,467 954 Local Cost Items SANITARY SEWER 1 0 0 *									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	(8) Basement			(13) Plumbing			Plumbing Average Fixture(s) 1 933 606 Porches WCP (1 Story) 72 2,725 2,071 * Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 352 10,761 6,995 Water/Sewer Public Sewer 1 1,006 654 Water Well, 50 Feet 1 1,962 1,275 Built-Ins Appliance Allow. 1 1,467 954 Local Cost Items SANITARY SEWER 1 0 0 *								
X	Double Glass Patio Doors Storms & Screens		(9) Basement Finish	Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			Notes: ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCVC: 62,356									
(3) Roof		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:												
X	Gable Hip Flat		Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:															
X	Asphalt Shingle																		
Chimney: Metal																			

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROUSSE DAVID ALLAN	ROUSSE MICHAEL J L/E & ET	0	10/02/2012	DC	CERTIFICATE OF DEATH	2013-01481 DC	PTA	0.0
ROUSSE MARTIN J	ROUSSE GERALDINE M ET AL	0	09/05/2011	CD	CERTIFICATE OF DEATH	2012-01745 DC	PTA	0.0
ROUSSE GERALDINE M	ROUSSE GERALDINE M ET AL	0	08/13/2011	CD	CERTIFICATE OF DEATH	2012-01744	PTA	100.0
ROUSSE GERALDINE M ET AL	ROUSSE ET AL J/T	0	08/13/2011	CD	CERTIFICATE OF DEATH	212-01744 DC		100.0

Property Address: 1646 S ELMWOOD ST
 Class: 401 RESIDENTIAL-I Zoning: Building Permit(s) Date Number Status

School: LAKE CITY - 57020
 P.R.E. 100% 07/18/2012

Owner's Name/Address: ROUSSE MICHAEL J L/E & ET AL J/T
 1646 S ELMWOOD LAKE CITY MI 49651
 MAP #: 2019 Est TCV 53,622 TCV/TFA: 79.79

X Improved Vacant Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS

Public Improvements * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value C> C BACK LOTS 12K 12000 100 12,000
 47 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 12,000

Tax Description: . SEC 12 T22N R8W LOT 138 BUENA VISTA PARK.

Comments/Influences

- X Dirt Road
- X Gravel Road
- X Paved Road
- X Storm Sewer
- X Sidewalk
- X Water
- X Sewer
- X Electric
- X Gas
- X Curb
- X Street Lights
- X Standard Utilities
- X Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain



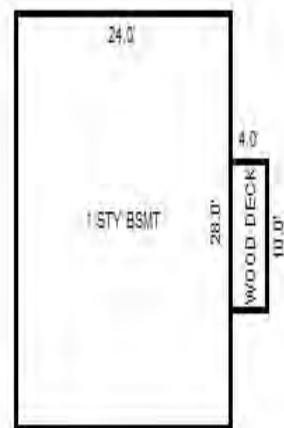
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	6,000	20,800	26,800			24,227C
2018	6,000	17,800	23,800			23,660C
2017	6,000	17,300	23,300			23,174C
2016	6,000	17,200	23,200			22,968C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 40	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G												
Building Style: 1S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 35 Floor Area: 672 Total Base New : 72,766 Total Depr Cost: 47,298 Estimated T.C.V: 41,622		E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:			
Yr Built 1977	Remodeled 2002	Ex	X	Ord		Min	Size of Closets			Lg		X	Ord		Small		
Condition: Average		Doors			Solid	X	H.C.	Central Air Wood Furnace									
Room List		(5) Floors					(12) Electric										
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:					100 Amps Service										
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Space Heater Ground Area = 672 SF Floor Area = 672 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls D		Blt 1977					
X	Wood/Shingle Aluminum/Vinyl Brick																
	Insulation			No. of Elec. Outlets			Building Areas			Stories		Exterior		Foundation			
(2) Windows		(7) Excavation		Many			X	Ave.		Few	Size		Cost New		Depr. Cost		
	Many Avg. Few	X	Large Avg. Small	Basement: 672 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			1 Story		Siding		Basement			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Total:		66,796		43,417			
X	Double Glass Patio Doors Storms & Screens	(8) Basement		1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Average Fixture(s)		1		778		506	
(3) Roof		(9) Basement Finish		1 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Deck			Treated Wood		40		1,162		755	
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF			Built-Ins			Appliance Allow.		1		1,243		808	
X	Asphalt Shingle	(10) Floor Support		X			Local Cost Items			SANITARY SEWER		1		0		0	
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			Totals:		72,766		47,298		*	
		Lump Sum Items:					ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV:							41,622			

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



Sketch by Apex IVT™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LUCAS DOROTHY L TRUST	JAMROZY LINDA M ETAL	0	08/29/2017	WD	FAMILY SALE	2017-02676	PTA	0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S ELMWOOD ST	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
JAMROZY LINDA M ETAL JAMROZY RICHARD J & JAMROZY JAY 31501 SLUMBER LN FRASER MI 48026	MAP #:	2019 Est TCV 12,000				

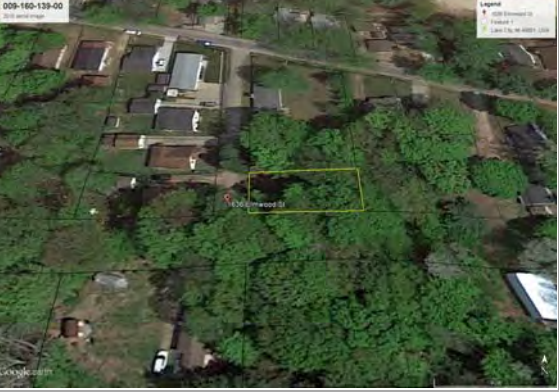
Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS					
Public Improvements			* Factors *					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			<Site Value C> C BACK LOTS 12K				12000 100	12,000
			47 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =					12,000

Tax Description
SEC 12 T22N R8W LOT 139 BUENA VISTA PARK.
Comments/Influences
PARTIAL SPLIT TO 140-00 FOR 96

- X Dirt Road
- X Gravel Road
- X Paved Road
- X Storm Sewer
- X Sidewalk
- X Water
- X Sewer
- X Electric
- X Gas
- X Curb
- X Street Lights
- X Standard Utilities
- X Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	6,000	0	6,000			1,980C
2018	6,000	0	6,000			1,934C
2017	6,000	0	6,000			1,895C
2016	6,000	0	6,000			1,879C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STRZELEWICZ DANIELINE	STRZELEWICZ DANIELINE	1	09/22/2017	WD	FAMILY SALE	2017-02928		0.0
WACHTER DELLA M & RAYMOND	WACHTER DELLA M & LUCAS D	1	08/06/1980	QC	FAMILY SALE	206P366		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6255 W LAKEVIEW DR			ALTERATION	08/09/2012	2012-0375	100%

Owner's Name/Address	MAP #:
STRZELEWICZ DANIELINE 8427 CASTLE GARDEN RD PALMETTO FL 34221	2019 Est TCV 86,060 TCV/TFA: 105.47

Tax Description	Public Improvements	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
SEC 12 T22N R8W LOTS 140, 141, & 142 BUENA VISTA PARK.	X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer X Electric X Gas X Curb X Street Lights Standard Utilities Underground Utils.	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value <Site Value C> C BACK LOTS 12K 12000 100 12,000 <Site Value C> C BACK LOTS 12K 12000 100 LOT 141 12,000 <Site Value C> C BACK LOTS 12K 12000 100 LOT 142 12,000 160 Actual Front Feet, 0.41 Total Acres Total Est. Land Value = 36,000

Comments/Influences	Land Improvement Cost Estimates
	Description Rate Size % Good Cash Value D/W/P: 3.5 Concrete 4.39 144 66 417 Total Estimated Land Improvements True Cash Value = 417

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level Rolling Low High Landscaped Swamp X Wooded Pond Waterfront Ravine Wetland Flood Plain	2019	18,000	25,000	43,000			30,948C



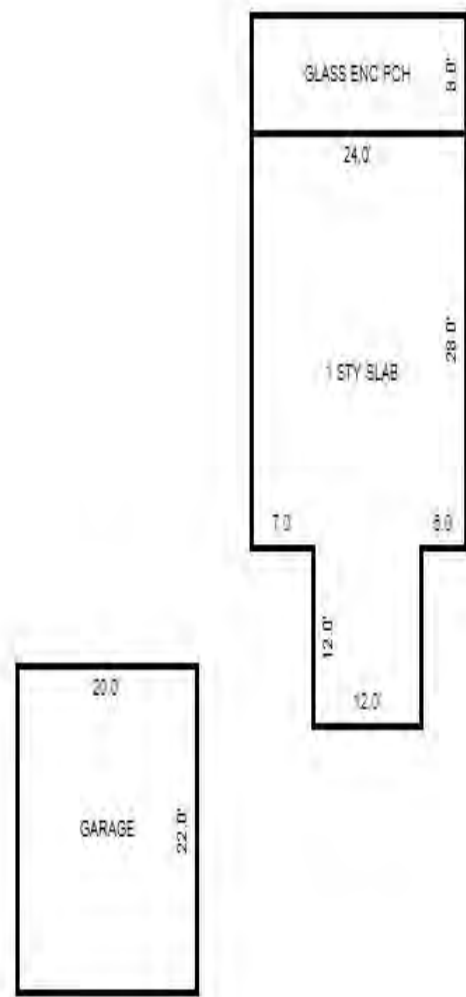
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2018	18,000	22,600	40,600			30,223C
TPC	04/02/2012	INSPECTED	2017	18,000	20,100	38,100			29,602C
TPC	11/07/2011	INSPECTED	2016	18,000	21,800	39,800			29,338C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 192	Type CGEP (1 Story)	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D +5 Effec. Age: 40 Floor Area: 816 Total Base New : 94,027 Total Depr Cost: 56,413 Estimated T.C.V: 49,643		E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls D 5 Blt 1951			
Yr Built 1951	Remodeled 0	Ex	X	Ord	Min	150 Amps Service			Ground Area = 816 SF Floor Area = 816 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60					
Condition: Average		Lg	X	Ord	Small	No./Qual. of Fixtures			Building Areas					
Room List		(5) Floors		No. of Elec. Outlets			(13) Plumbing		Stories Exterior Foundation Size Cost New Depr. Cost					
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 Story Siding Slab 816		Total: 71,259 42,752			
(1) Exterior		(6) Ceilings		Many X Ave. Few			(14) Water/Sewer		Other Additions/Adjustments					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 816 S.F. Height to Joists: 0.0			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing Average Fixture(s) 1 778 467 Porches CGEP (1 Story) 192 7,250 4,350 Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 440 10,710 6,426 Water/Sewer Public Sewer 1 892 535 Water Well, 50 Feet 1 1,895 1,137 Built-Ins Appliance Allow. 1 1,243 746		Totals: 94,027 56,413			
(2) Windows		(8) Basement		Recreation SF Living SF Walkout Doors No Floor SF			(10) Floor Support		Notes:					
X	Many Avg. X Few	Large Avg. X Small		(9) Basement Finish			1 Lump Sum Items:		ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV:				49,643	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(10) Floor Support										
(3) Roof		Chimney:		Joists: Unsupported Len: Cntr.Sup:										
X	Gable Hip Flat	Gambrel Mansard Shed												
X	Asphalt Shingle													

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
THE LAPAK LIVING TRUST	LAPAK DAVID A & ANN M	50,000	04/13/2018	WD	FAMILY SALE	2018-01433	PTA	0.0		
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status		
6225 W LAKEVIEW DR		School: LAKE CITY - 57020								
Owner's Name/Address		P.R.E. 0%								
LAPAK DAVID A & ANN M 7388 WILARD RD MONTROSE MI 48457		MAP #:								
		2019 Est TCV 85,996 TCV/TFA: 102.38								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS						
. SEC 12 T22N R8W LOTS 143 AND W 1/2 OF LOTS 145 & 146 BUENA VISTA PARK.		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Rate	%Adj. Reason	Value	
		Gravel Road		<Site Value A> GROUP A 25K			25000	100	25,000	
		Paved Road		<Site Value E> E BACK LOTS			6000	100	1/2 LOT 145 &146	6,000
		Storm Sewer		158 Actual Front Feet, 0.38 Total Acres Total Est. Land Value =					31,000	
		Sidewalk								
		Water								
		X Sewer								
		X Electric								
		X Gas								
		Curb								
		X Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		X Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2019	15,500	27,500	43,000	32,653C	
		TPC 12/27/2017 INSPECTED			2018	18,500	27,500	46,000	31,888C	
		TPC 04/02/2012 INSPECTED			2017	12,000	26,600	38,600	31,233C	
					2016	12,000	26,500	38,500	30,955C	

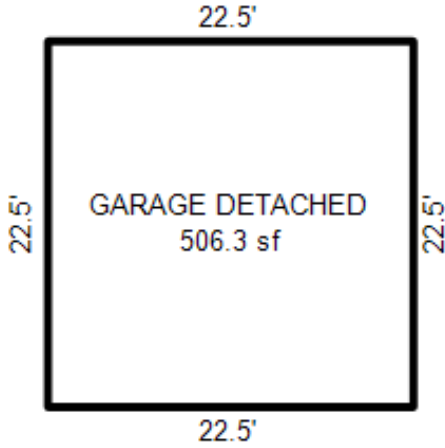
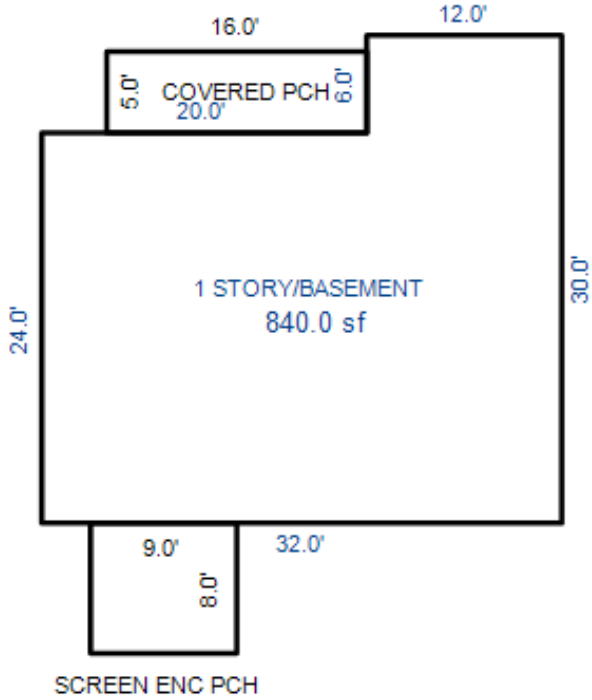


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 72 80	Type CSEP (1 Story) CCP (1 Story)	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 506 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G										
Building Style: 1S		Trim & Decoration													
Yr Built 1965	Remodeled 0	Ex	X	Ord		Min	Size of Closets								
Condition: Average		Lg	X	Ord		Small	Doors								
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric								
	Basement 1st Floor 2nd Floor 3 Bedrooms						100 Amps Service								
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S							Cls CD Blt 1965	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation			Ex. X Ord. Min			(11) Heating System: Forced Air w/ Ducts								
(2) Windows		(7) Excavation		No. of Elec. Outlets			Ground Area = 840 SF Floor Area = 840 SF.								
X	Many Avg. X Few	Large Avg. X Small		Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Basement: 840 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Building Areas								
X	Double Glass Patio Doors Storms & Screens	(8) Basement		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost								
(3) Roof		(9) Basement Finish		(14) Water/Sewer			1 Story Siding Basement 840								
X	Gable Hip Flat	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments								
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF		Lump Sum Items:			Plumbing								
Chimney: Block		(10) Floor Support					Porches								
		Joists: Unsupported Len: Cntr.Sup:					Solar Water Heat CSEP (1 Story) CCP (1 Story)								
							Garages								
							Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)								
							Base Cost								
							Water/Sewer								
							Public Sewer								
							Water Well, 50 Feet								
							Built-Ins								
							Appliance Allow.								
							Notes:								
							ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV:							54,996	
							Totals:							113,626 62,496	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KAUFMAN ELLEN M TTEE	VENEMA DOUGLAS & DIANE	325,000	01/04/2014	WD	WARRANTY DEED	2014-00055 WD	PTA	100.0
KAUFMAN KENNETH P & ELLEN	KAUFMANN ELLEN M TTEE	0	02/23/2009	WD	Not Qualified	2009/769		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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W LAKEVIEW DR	School: LAKE CITY - 57020					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
VENEMA DOUGLAS & DIANE 3024 40TH AVE HUDSONVILLE MI 49426	2019 Est TCV 35,203 TCV/TFA: 0.00

X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		<Site Value A> GROUP A 25K					25000	100		25,000
		58 Actual Front Feet, 0.09 Total Acres Total Est. Land Value =								25,000

Tax Description	X	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
. SEC 12 T22N R8W LOT 144. BUENA VISTA PARK.	X		Residential Local Cost Land Improvements				

Comments/Influences	X	Water	Description	Rate	Size	% Good	Cash Value
GAVE XTRA ADJ FOR ROAD ON TWO SIDES OF SMALL LOT	X	Sewer	LAND IMPROVE 1000	1,000.00	1	95	950
	X	Electric					
	X	Gas					
	X	Curb					
	X	Street Lights					
		Standard Utilities					
		Underground Utils.					

Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
	X												



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	12,500	5,100	17,600			11,497C
		TPC 12/27/2017 INSPECTED	2018	12,500	5,100	17,600			11,228C
		TPC 04/02/2012 INSPECTED	2017	6,000	5,000	11,000			10,998C
			2016	6,000	4,900	10,900			10,900S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area	Type	Year Built: 1972 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
Wood Frame		Drywall Paneled	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: CD Effec. Age: 30 Floor Area: 0 Total Base New : 15,022 Total Depr Cost: 10,515 Estimated T.C.V: 9,253					Bsmnt Garage:			
Building Style: GRG		Trim & Decoration		X No Heating/Cooling			Central Air Wood Furnace			E.C.F. X 0.880		Carport Area:			
Yr Built 1972	Remodeled 0	Ex	Ord	Min	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family GRG			Cls CD		Blt 1972		
Condition: Average		Lg	Ord	Small	0 Amps Service			(11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas							
Room List		(5) Floors		Central Air Wood Furnace			Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 15,022 10,515 Totals: 15,022 10,515								
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		(13) Plumbing			Notes: ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCv: 9,253								
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
Wood/Shingle Aluminum/Vinyl Brick		Ex.	Ord.	Min	No. of Elec. Outlets Many Ave. Few			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:							
Insulation		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0											
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish											
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Recreation SF Living SF Walkout Doors No Floor SF													
(3) Roof		(10) Floor Support													
Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:													
Asphalt Shingle															
Chimney:															

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WRIGHT WILLIAM G TRUST	LINE ROBERT S & BARBARA C	87,900	08/13/2004	WD	Multiple Reference	04-0/3522		100.0
GEDDES DAVID R & DONNA	WRIGHT WILLIAM G TRUST	0	01/07/2004	WD	Not Qualified	04-0/0370		100.0
		74,000	07/01/2000	WD	Download	338:701		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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OTTAWA	School: LAKE CITY - 57020					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
LINE ROBERT S & BARBARA C 5111 PARKVIEW DR CLARKSTON MI 48346	2019 Est TCV 12,000

Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
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Public Improvements	* Factors *
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Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 12 T22N R8W E 1/2 OF LOTS 145 & 146. BUENA VISTA PARK.	<Site Value C> C BACK LOTS 12K					12000	100		12,000
Comments/Influences	55 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =		12,000	

	X	Dirt Road							
		Gravel Road							
		Paved Road							
		Storm Sewer							
		Sidewalk							
		Water							
	X	Sewer							
	X	Electric							
	X	Gas							
		Curb							
	X	Street Lights							
		Standard Utilities							
		Underground Utils.							

Topography of Site

	X	Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	6,000	0	6,000			1,165C
2018	6,000	0	6,000			1,138C
2017	6,000	0	6,000			1,115C
2016	6,000	0	6,000			1,106C

Who When What

TPC 12/27/2017 INSPECTED

TPC 04/02/2012 INSPECTED

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LINE ROBERT S & BARBARA C	COOPER STEVEN & LAURIE	75,000	10/21/2016	WD	RELATED PARTY	2016-03543	PTA	0.0
WRIGHT WILLIAM G TRUST	LINE ROBERT S & BARBARA C	87,900	08/13/2004	WD	Multiple Improved	04-0/3522		100.0
GEDDES DAVID R & DONNA	WRIGHT WILLIAM G TRUST	105,000	01/07/2004	WD	Not Qualified	04-0/0370		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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6195 W LAKEVIEW DR	School: LAKE CITY - 57020					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
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COOPER STEVEN & LAURIE 13865 RATTALEE LAKE RD DAVISBURG MI 48350	2019 Est TCV 87,383 TCV/TFA: 95.81
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X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A 25K					25000	100		25,000
58 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =								25,000

Tax Description	X	Land Improvement Cost Estimates
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. SEC 12 T22N R8W LOT 147 BUENA VISTA PARK.	X	Dirt Road
		Gravel Road
		Paved Road
		Storm Sewer
		Sidewalk

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
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2013 MOVED DATA OF 2012 GARAGE CONSTRUCTIN TO WEST MOST PARCEL 009-012-031-00	X	Water					
	X	Sewer	4.92	446	0	0	
	X	Electric	Residential Local Cost Land Improvements				
	X	Gas					
	X	Curb	1,000.00	1	95	950	
	X	Street Lights	Total Estimated Land Improvements True Cash Value =				950
		Standard Utilities					
		Underground Utils.					

Topography of Site	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
--------------------	---	------	------------	----------------	----------------	-----------------	----------------	---------------

	X	Level						
		Rolling						
		Low						
		High						
		Landscaped						
		Swamp						
		Wooded						
		Pond						
		Waterfront						
		Ravine						
		Wetland						
		Flood Plain						



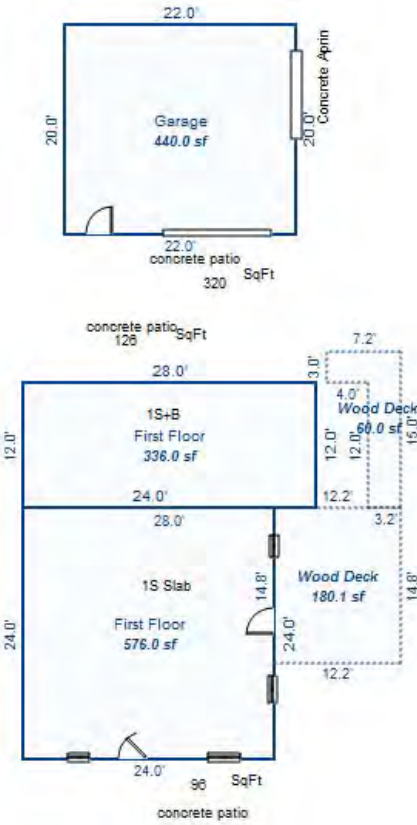
Who	When	What	2019	12,500	31,200	43,700		32,937C
	TPC 12/27/2017	INSPECTED	2018	12,500	28,200	40,700		32,166C
	TPC 10/08/2012	INSPECTED	2017	6,000	27,400	33,400		31,505C
	TPC 04/02/2012	INSPECTED	2016	6,000	27,200	33,200		31,224C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 240	Type Treated Wood	Year Built: 1962 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame		Drywall Paneled	X	Plaster Wood T&G			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: CD Effec. Age: 35 Floor Area: 912 Total Base New : 107,401 Total Depr Cost: 69,811 Estimated T.C.V: 61,433			Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Trim & Decoration														
Yr Built 1962	Remodeled 1984	Ex	X	Ord		Min										
Condition: Average		Lg	X	Ord		Small										
Room List		(5) Floors														
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:					(12) Electric 150 Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S					Cls CD		Blt 1962		
X	Wood/Shingle Aluminum/Vinyl Brick			Ex.	X	Ord.	Min	(11) Heating System: Space Heater Ground Area = 912 SF Floor Area = 912 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65								
	Insulation			No. of Elec. Outlets			Building Areas									
(2) Windows		(7) Excavation		Many			X	Ave.	Few							
X	Many Avg. Few	X	Large Avg. Small	Basement: 336 S.F. Crawl: 0 S.F. Slab: 576 S.F. Height to Joists: 0.0			(13) Plumbing									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 1 Story Siding Foundation 1 1 Story Siding Basement									
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Other Additions/Adjustments Plumbing Average Fixture(s) Deck Treated Wood Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Water/Sewer Public Sewer Water Well, 50 Feet Built-Ins Appliance Allow.									
(3) Roof				(14) Water/Sewer			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic									
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			Notes: ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV:									
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:									
Chimney: Metal																

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



Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TUBBS DONALD M ESTATE	FERRICK BRIAN & KARYN (H/	294,500	09/30/2005	WD	Multiple Reference	05-0/3946		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
W LAKEVIEW DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
FERRICK BRIAN & KARYN 1610 FLOWERS MILL DR NE 20 GRAND RAPIDS MI 49525-9694	MAP #:					
	2019 Est TCV 46,148 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS			
			Description	Frontage	Depth	Value
. SEC 12 T22N R8W LOT 148 BUENA VISTA PARK.	X		<Site Value A> GROUP A 25K	57	0.18	25,000
Comments/Influences			57 Actual Front Feet, 0.18 Total Acres			25,000

Comments/Influences	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
	X	Dirt Road			
	X	Gravel Road			
	X	Paved Road			
	X	Storm Sewer			
	X	Sidewalk			
	X	Water			
	X	Sewer	4.68	448 76	1,594
	X	Electric	11.80	100 35	413
	X	Gas			
	X	Curb			
	X	Street Lights			
	X	Standard Utilities			
	X	Underground Utils.			
			Total Estimated Land Improvements True Cash Value = 2,007		

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2019	12,500	10,600	23,100			12,610C
Rolling	2018	12,500	9,100	21,600			12,315C
Low	2017	6,000	8,800	14,800			12,062C
High	2016	6,000	8,800	14,800			11,955C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

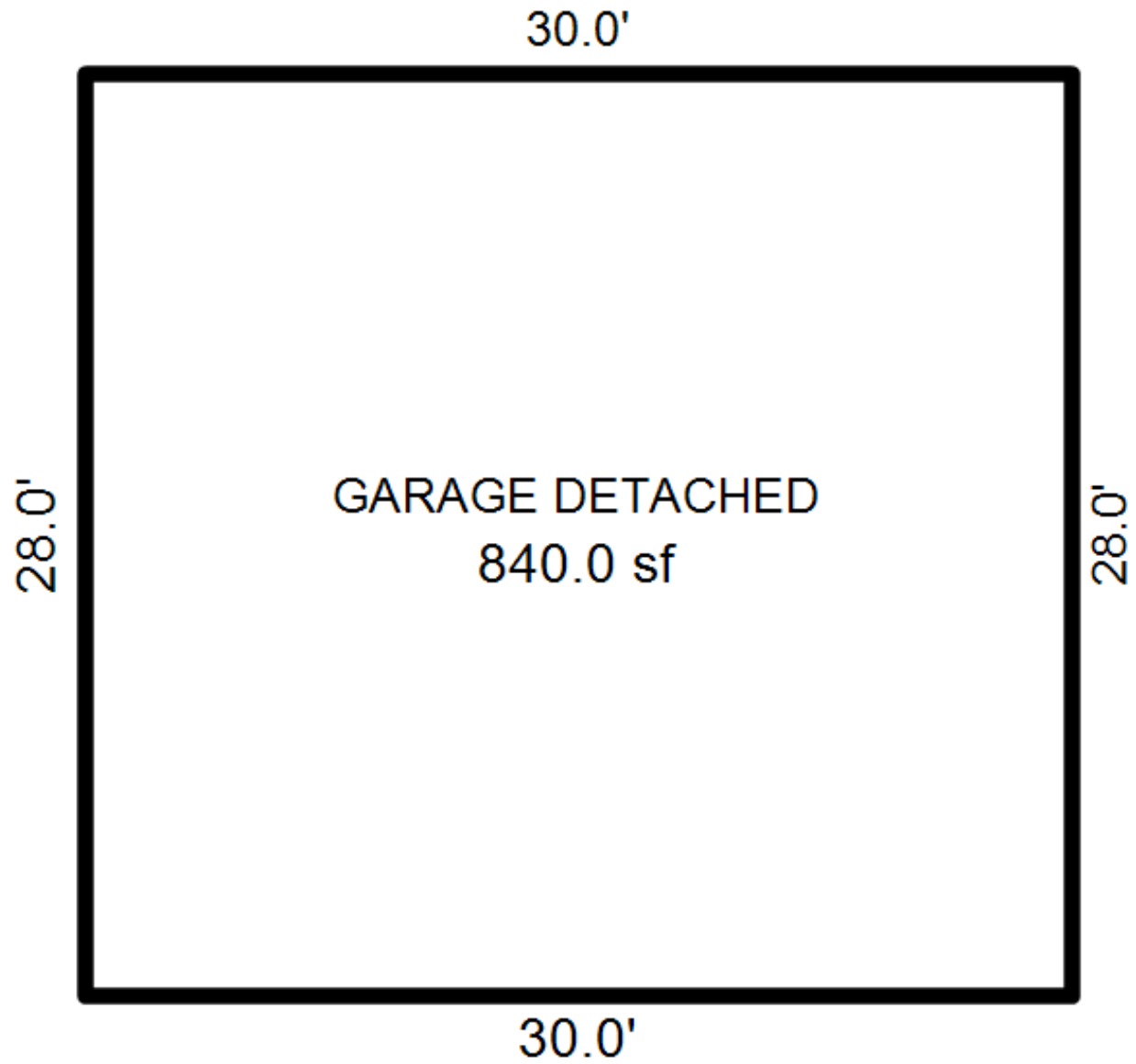


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1981 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 840 % Good: 0 Storage Area: 800 No Conc. Floor: 0	E.C.F. X 0.880	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: CD Effec. Age: 20 Floor Area: 0 Total Base New : 27,189 Total Depr Cost: 21,751 Estimated T.C.V: 19,141
	Town Home	0 Other Overhang	X No Heating/Cooling			Central Air Wood Furnace									
	Duplex	(4) Interior	Trim & Decoration			(12) Electric									
	A-Frame	Drywall Paneled	Plaster Wood T&G			0 Amps Service									
	Wood Frame	Ex	Ord	Min	No./Qual. of Fixtures										
Building Style: GRG		Size of Closets			Ex. Ord. Min		No. of Elec. Outlets								
Yr Built 1981	Remodeled 0	Lg	Ord	Small	Many Ave. Few		(13) Plumbing								
Condition: Average		Doors Solid H.C.			(14) Water/Sewer										
Room List		(5) Floors			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
	Basement	Kitchen:			Lump Sum Items:										
	1st Floor	Other:													
	2nd Floor	Other:													
	Bedrooms	(6) Ceilings													
(1) Exterior		No. of Fixtures													
	Wood/Shingle	Ex. Ord. Min													
	Aluminum/Vinyl	No. of Elec. Outlets													
	Brick	Many Ave. Few													
	Insulation	(7) Excavation													
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0													
Many	Large	(8) Basement													
Avg.	Avg.	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
Few	Small	(9) Basement Finish													
Wood Sash		Recreation SF Living SF Walkout Doors No Floor SF													
Metal Sash		(10) Floor Support													
Vinyl Sash		Joists: Unsupported Len: Cntr.Sup:													
Double Hung															
Horiz. Slide															
Casement															
Double Glass															
Patio Doors															
Storms & Screens															
(3) Roof															
Gable	Gambrel														
Hip	Mansard														
Flat	Shed														
Asphalt Shingle															
Chimney:															
Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1981 (11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 840 19,765 15,812 Storage Over Garage 800 7,424 5,939 Totals: 27,189 21,751 Notes: ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCv: 19,141															

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KENNEDY JAMES D & GEORGIA	KENNEDY FAMILY LIVING TRU	0	10/27/2006	QC	Not Qualified	06-0/4142		0.0

Property Address: 6181 LAKEVIEW DR
 Class: 401 RESIDENTIAL-I Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY - 57020
 P.R.E. 0%
 MAP #:

Owner's Name/Address: KENNEDY FAMILY LIVING TRUST
 JAMES D & GEORGIA J KENNEDY TTEE
 13947 BYRON ROAD
 BYRON MI 48418
 2019 Est TCV 26,010

Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
 * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value A> GROUP A 25K 25000 100 25,000
 55 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 25,000

Public Improvements: Land Improvement Cost Estimates
 Description Rate Size % Good Cash Value
 Wood Frame 16.84 120 50 1,010
 Total Estimated Land Improvements True Cash Value = 1,010

Taxpayer's Name/Address: KENNEDY FAMILY LIVING TRUST
 13947 BYRON ROAD
 BYRON MI 48418
 X Dirt Road
 X Gravel Road
 X Paved Road
 X Storm Sewer
 X Sidewalk
 X Water
 X Sewer
 X Electric
 X Gas
 X Curb
 X Street Lights
 X Standard Utilities
 X Underground Utils.

Tax Description: . SEC 12 T22N R8W LOT 149 BUENA VISTA PARK.
 Comments/Influences:


Topography of Site:
 X Level
 Rolling
 Low
 High
 Landscaped
 Swamp
 Wooded
 Pond
 Waterfront
 Ravine
 Wetland
 Flood Plain

Year Land Value Building Value Assessed Value Board of Review Tribunal/Other Taxable Value

Who	When	What	2019	12,500	500	13,000			2,681C
TPC 12/27/2017 INSPECTED			2018	12,500	400	12,900			2,619C
TPC 04/02/2012 INSPECTED			2017	6,000	400	6,400			2,566C
			2016	6,000	400	6,400			2,544C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)		Date	Number	Status		
W LAKEVIEW DR		School: LAKE CITY - 57020								
Owner's Name/Address		P.R.E. 0%								
LOT JAMES R ET AL 12264 TOWNLINE RD GRAND BLANC MI 48439		MAP #:		2019 Est TCV 25,000						
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS					
. SEC 12 T22N R8W LOT 150 BUENA VISTA PARK		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Rate	%Adj. Reason	Value	
		X Paved Road		<Site Value A> GROUP A 25K		25000	100		25,000	
		X Storm Sewer		55 Actual Front Feet, 0.15 Total Acres		Total Est. Land Value =			25,000	
		X Sidewalk								
		X Water								
		X Sewer								
		X Electric								
		X Gas								
		X Curb								
		X Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		X Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2019	12,500	0	12,500		2,215C
		TPC 12/27/2017 INSPECTED			2018	12,500	0	12,500		2,164C
		TPC 04/02/2012 INSPECTED			2017	6,000	0	6,000		2,120C
					2016	6,000	0	6,000		2,102C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STEVENS SHIRLEY J	DERUITER ADVERTISING & CO	66,000	10/13/2014	WD	WARRANTY DEED	2014-0365	PTA	100.0
STEVENS DAVID W ET AL	STEVENS SHIRLEY J (WIDOW	0	05/29/2008	OTH	Not Qualified	2009/3143		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6159 W LAKEVIEW DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
DERUITER ADVERTISING & CONSULTING I 6146 W LAKEVIEW DR LAKE CITY MI 49651	MAP #:					
	2019 Est TCV 78,976 TCV/TFA: 63.28					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS			
			Description	Frontage	Depth	Value
. SEC 12 T22N R8W LOT 151 BUENA VISTA PARK.	X		<Site Value A> GROUP A 25K	55	0.14	25,000
Comments/Influences			55 Actual Front Feet, 0.14 Total Acres			25,000

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.04	630	45	578
Metal Prefab	9.33	144	35	470
Total Estimated Land Improvements True Cash Value =				1,048

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level		2019	12,500	27,000	39,500			39,310C
Rolling		2018	12,500	33,200	45,700			38,389C
Low		2017	6,000	31,600	37,600			37,600S
High		2016	6,000	31,300	37,300			37,300S
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 160	Type Treated Wood	Year Built: 1971 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 384 % Good: 0 Storage Area: 0 No Conc. Floor: 0																
X	Wood Frame		Drywall Paneled	X	Plaster Wood T&G																									
Building Style: BOCA/STATE		Trim & Decoration																												
Yr Built 1992	Remodeled 0	Ex	X Ord	Min	Size of Closets																									
Condition: Average		Lg	X Ord	Small	Doors			Solid X H.C.																						
Room List		(5) Floors		Central Air Wood Furnace																										
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			0 Amps Service																							
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures																										
X	Wood/Shingle Aluminum/Vinyl Brick	Ex.	X Ord.	Min	No. of Elec. Outlets																									
	Insulation	Many	X Ave.	Few	(13) Plumbing																									
(2) Windows		Basement: 0 S.F. Crawl: 1248 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																										
X	Many Avg. Few	X	Large Avg. Small	(8) Basement																										
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish																										
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer																										
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																									
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:																										
Chimney:																														
Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE (11) Heating System: Forced Air w/ Ducts Ground Area = 1248 SF Floor Area = 1248 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,248</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>99,100</td> <td>74,324</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing Average Fixture(s) 1 778 583 Deck Treated Wood 160 2,597 1,948 Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 384 9,765 7,324 Water/Sewer Public Sewer 1 892 669 Water Well, 50 Feet 1 1,895 1,421 Built-Ins Appliance Allow. 1 1,243 932 Fireplaces Wood Stove 1 1,350 1,012 Local Cost Items SANITARY SEWER 1 0 0 Totals: 117,620 88,213											Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,248			Total:				99,100	74,324	Notes: ECF (4161 BUENA VISTA AREA BACK LOTS) 0.600 => TCY: 52,928	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																									
1 Story	Siding	Crawl Space	1,248																											
Total:				99,100	74,324																									

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STEVENS SHIRLEY J & DAVID	DERUITER BRUE & JOHANNA	12,000	10/13/2014	WD	WARRANTY DEED	2014-03466	PTA	100.0
STEVENS DAVID W (DECEASED)	STEVENS SHIRLEY (WIDOW OF	0	05/29/2008	OTH	Not Qualified	2009/3143		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
W LAKEVIEW DR	School: LAKE CITY - 57020		Garage	11/21/2014	2014-0537	100%
Owner's Name/Address	P.R.E. 100% 02/24/2015					
DERUITER BRUE & JOHANNA 6146 W LAKEVIEW DR LAKE CITY MI 49651	MAP #: 2019 Est TCV 68,364 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
. SEC 12 T22N R8W LOT 152 BUENA VISTA PARK.			* Factors *								
Comments/Influences			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	X		<Site Value A> GROUP A 25K 55 Actual Front Feet, 0.13 Total Acres Total Est. Land Value = 25,000								
			Land Improvement Cost Estimates								
			Description	Rate	Size	% Good	Cash Value				
	X		Dirt Road								
	X		Gravel Road								
	X		Paved Road								
	X		Storm Sewer								
	X		Sidewalk								
	X		Water								
	X		Sewer								
	X		Electric								
	X		Gas								
	X		Curb								
	X		Street Lights								
			Standard Utilities								
			Underground Utils.								



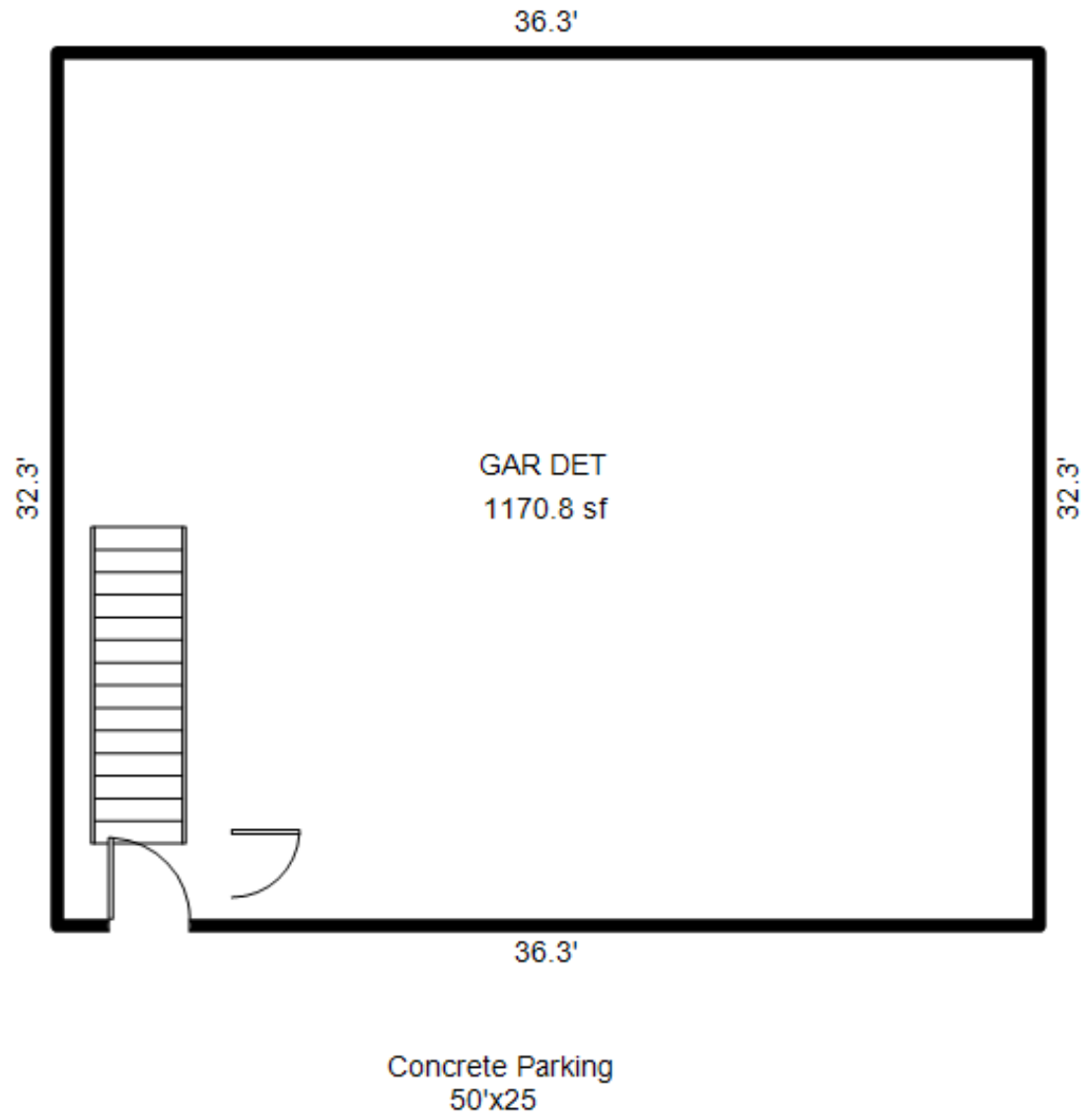
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2019	12,500	21,700	34,200			24,464C
Rolling	2018	12,500	17,500	30,000			23,891C
Low	2017	6,000	17,400	23,400			23,400S
High	2016	6,000	17,300	23,300			23,300S
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2015 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 1170 % Good: 0 Storage Area: 576 No Conc. Floor: 0	Bsmnt Garage:	Carport Area: Roof:			
	Mobile Home												0 Front Overhang	0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C +10 Effec. Age: 3 Floor Area: 0 Total Base New : 45,237 Total Depr Cost: 43,880 Estimated T.C.V: 38,614
	Town Home	0													
	Duplex	0													
	A-Frame														
	Wood Frame	(4) Interior													
		Drywall Paneled													
		Plaster Wood T&G													
	Building Style: GRG	Trim & Decoration													
		Ex	Ord	Min											
	Yr Built 2015	Remodeled 0													
	Condition: Average	Lg	Ord	Small											
		Doors	Solid	H.C.											
	Room List	(5) Floors													
	Basement	Kitchen:													
	1st Floor	Other:													
	2nd Floor	Other:													
	Bedrooms														
	(1) Exterior	(6) Ceilings													
	Wood/Shingle	No./Qual. of Fixtures													
	Aluminum/Vinyl	Ex.	Ord.	Min											
	Brick	No. of Elec. Outlets													
	Insulation	Many	Ave.	Few											
	(2) Windows	(7) Excavation													
	Many	Basement: 0 S.F.													
	Avg.	Crawl: 0 S.F.													
	Few	Slab: 0 S.F.													
	Large	Height to Joists: 0.0													
	Avg.	(8) Basement													
	Small	Conc. Block													
	Wood Sash	Poured Conc.													
	Metal Sash	Stone													
	Vinyl Sash	Treated Wood													
	Double Hung	Concrete Floor													
	Horiz. Slide	(9) Basement Finish													
	Casement	Recreation SF													
	Double Glass	Living SF													
	Patio Doors	Walkout Doors													
	Storms & Screens	No Floor SF													
	(3) Roof	(10) Floor Support													
	Gable	Joists:													
	Hip	Unsupported Len:													
	Flat	Cntr.Sup:													
	Asphalt Shingle														
	Chimney:														

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SELENO FRANK & LOUISE L	SELENO RICHARD R & KATHY	50,000	05/23/2014	PTA	RELATED PARTY	PTA	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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6129 W LAKEVIEW DR	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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SELENO RICHARD R & KATHY L 1190 N OXFORD RD DETROIT MI 48235	2019 Est TCV 73,705 TCV/TFA: 79.77
--	------------------------------------

	X Improved		Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS			
--	------------	--	--------	--	--	--	--

	Public Improvements	* Factors *					
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		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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		<Site Value A>	GROUP A	25K			25000	100		25,000
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		58 Actual Front Feet,	0.15 Total Acres				Total Est. Land Value =			25,000
--	--	-----------------------	------------------	--	--	--	-------------------------	--	--	--------

Tax Description										
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. SEC 12 T22N R8W LOT 153 BUENA VISTA PARK.	X	Dirt Road								
---	---	-----------	--	--	--	--	--	--	--	--

		Gravel Road								
--	--	-------------	--	--	--	--	--	--	--	--

		Paved Road								
--	--	------------	--	--	--	--	--	--	--	--

		Storm Sewer								
--	--	-------------	--	--	--	--	--	--	--	--

		Sidewalk								
--	--	----------	--	--	--	--	--	--	--	--

		Water								
--	--	-------	--	--	--	--	--	--	--	--

	X	Sewer	D/W/P: Patio Blocks				9.94	288	0	0
--	---	-------	---------------------	--	--	--	------	-----	---	---

	X	Electric	Metal Prefab				9.33	144	50	672
--	---	----------	--------------	--	--	--	------	-----	----	-----

	X	Gas	Residential Local Cost Land Improvements							
--	---	-----	--	--	--	--	--	--	--	--

		Curb	Description							
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		Street Lights								
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		Standard Utilities								
--	--	--------------------	--	--	--	--	--	--	--	--

		Underground Utils.								
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																								
X	Wood Frame		(4) Interior Drywall X Paneled				Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																												
Building Style: 1S		Trim & Decoration																																																																			
Yr Built 1946	Remodeled 0	Ex	X Ord	Min	Size of Closets																																																																
Condition: Average		Lg	X Ord	Small																																																																	
Room List		(5) Floors																																																																			
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:					(12) Electric 0 Amps Service																																																														
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures																																																																	
X	Wood/Shingle Aluminum/Vinyl Brick	Ex.	X Ord.	Min	No. of Elec. Outlets																																																																
	Insulation	Many	X Ave.	Few	(13) Plumbing																																																																
(2) Windows		(7) Excavation																																																																			
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 924 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																														
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement																																																																			
X	Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																																			
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish																																																																			
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF																																																																			
X	Gable Hip Flat	(10) Floor Support																																																																			
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:					1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																														
Chimney: Brick							Lump Sum Items:																																																														
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 924 SF Floor Area = 924 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>924</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>75,872</td> <td>49,316</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1</td> <td>778</td> <td>506</td> </tr> <tr> <td>2 Fixture Bath</td> <td>1</td> <td>1,633</td> <td>1,061</td> </tr> <tr> <td colspan="4">Water/Sewer</td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>892</td> <td>580</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td>1</td> <td>1,895</td> <td>1,232</td> </tr> <tr> <td colspan="4">Built-Ins</td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>1,243</td> <td>808</td> </tr> <tr> <td colspan="4">Totals:</td> </tr> <tr> <td colspan="4"></td> <td>82,313</td> <td>53,503</td> </tr> </tbody> </table> Notes: ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV: 47,083										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	924			Total:				75,872	49,316	Average Fixture(s)	Size	Cost New	Depr. Cost	1	1	778	506	2 Fixture Bath	1	1,633	1,061	Water/Sewer				Public Sewer	1	892	580	Water Well, 50 Feet	1	1,895	1,232	Built-Ins				Appliance Allow.	1	1,243	808	Totals:								82,313	53,503
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																
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Sketch by Apex IVT™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DRACHT WILLIAM H	DRACHT GAYLA	0	10/22/2012	CD	CERTIFICATE OF DEATH	2012-03906	PTA	0.0
DRACHT GAYLE M	DRACHT GAYLE M TRUST	0	03/19/2004	QC	QUIT CLAIM	201-04121		0.0
DRACHT JOHN	DRACHT MARY	0	01/25/2000	CD	CERTIFICATE OF DEATH	2012--03905		50.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6119 W LAKEVIEW DR			Garage	06/29/2012	2012-0292	100%

Owner's Name/Address	MAP #:
DRACHT GAYLE TRUST & DRACHT MARY 20590 80TH AVENUE MARION MI 49665	2019 Est TCV 106,453 TCV/TFA: 90.21

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
. SEC 12 T22N R8W LOT 154 BUENA VISTA PARK.	X		<p>Public Improvements</p> <p>* Factors *</p> <p>Description Frontage Depth Front Depth Rate %Adj. Reason Value</p> <p><Site Value A> GROUP A 25K 25000 100 25,000</p> <p>59 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 25,000</p>

Comments/Influences	X	Water	Rate	Size % Good	Cash Value
	X	Dirt Road			
	X	Gravel Road			
	X	Paved Road			
	X	Storm Sewer			
	X	Sidewalk			
	X	Water	4.68	340 0	0
	X	Sewer			
	X	Electric			
	X	Gas			
	X	Curb	1,000.00	1 95	950
	X	Street Lights			
		Standard Utilities			
		Underground Utils.			

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2019	12,500	40,700	53,200			36,865C
Rolling	2018	12,500	37,300	49,800			36,001C
Low	2017	6,000	36,200	42,200			35,261C
High	2016	6,000	36,000	42,000			34,947C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



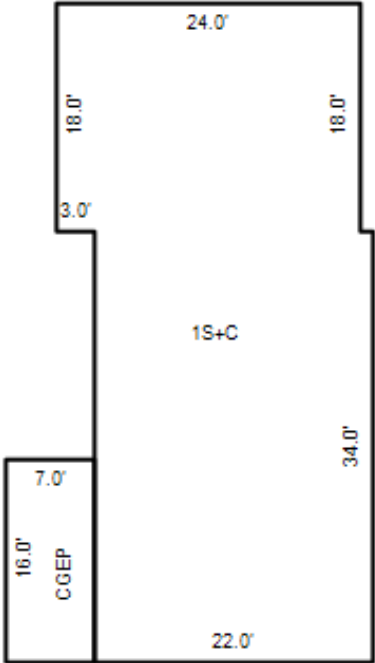
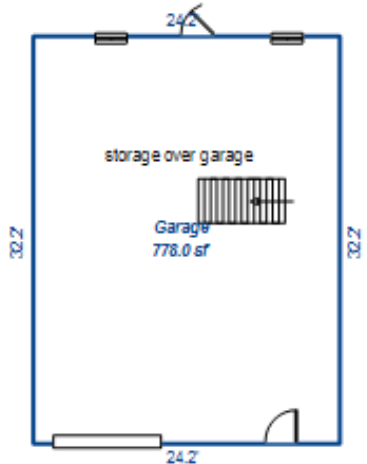
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2018	12,500	37,300	49,800			36,001C
TPC	04/27/2014	INSPECTED	2017	6,000	36,200	42,200			35,261C
TPC	06/24/2013	INSPECTED	2016	6,000	36,000	42,000			34,947C

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2012 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 778 % Good: 0 Storage Area: 389 No Conc. Floor: 0		
	Wood Frame	Drywall Paneled	Plaster Wood T&G		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
	Building Style: 1S	Trim & Decoration				Central Air Wood Furnace													
	Yr Built 1962 201	Remodeled 0	Ex <input type="checkbox"/> X <input checked="" type="checkbox"/> Ord <input type="checkbox"/> Min <input type="checkbox"/>			(12) Electric													
	Condition: Average	Lg <input type="checkbox"/> X <input checked="" type="checkbox"/> Ord <input type="checkbox"/> Small <input type="checkbox"/>	Doors <input type="checkbox"/> Solid <input checked="" type="checkbox"/> X <input type="checkbox"/> H.C. <input type="checkbox"/>			0 Amps Service													
	Room List	(5) Floors			Kitchen: Other: Other:			(13) Plumbing											
	Basement 1st Floor 2nd Floor Bedrooms				(6) Ceilings			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S								
	(1) Exterior				X Ex. <input type="checkbox"/> Ord. <input type="checkbox"/> Min <input type="checkbox"/>			No. of Elec. Outlets			(11) Heating System: Forced Air w/ Ducts								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation				Many <input type="checkbox"/> X <input checked="" type="checkbox"/> Ave. <input type="checkbox"/> Few <input type="checkbox"/>			(7) Excavation			Ground Area = 1180 SF Floor Area = 1180 SF.								
	(2) Windows				(8) Basement			(14) Water/Sewer			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65								
X	Many Avg. Few	X	Large Avg. Small				1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				(9) Basement Finish			1 1 Story Siding Crawl Space 1,180 Total: 103,286 67,135			Other Additions/Adjustments								
	(3) Roof							Plumbing			Average Fixture(s)								
X	Gable Hip Flat							Porches			Plumbing								
X	Asphalt Shingle							WGEP (1 Story)			Average Fixture(s)								
	Chimney: Brick							Garages			Solar Water Heat								
								Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			WGEP (1 Story)								
								Basement			Solar Water Heat								
								No Plumbing			Average Fixture(s)								
								Extra Toilet			Base Cost								
								Extra Sink			Storage Over Garage								
								Separate Shower			Door Opener								
								Ceramic Tile Floor			Water/Sewer								
								Ceramic Tile Wains			Public Sewer								
								Ceramic Tub Alcove			Water Well, 50 Feet								
								Vent Fan			Built-Ins								
											Appliance Allow.								
											Local Cost Items								
											SANITARY SEWER								
											Notes:								
											ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCVC								
											Totals:								

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHRAM CHARLES P & LINDA	GREMEL GARY D & MONICA M	80,000	11/30/2009	WD	Arms Length	2009/4056		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6111 W LAKEVIEW DR	School: LAKE CITY - 57020		Addition	08/14/2012	2012-0389	100%
	P.R.E. 71% 12/11/2018					

Owner's Name/Address	MAP #:
GREMEL GARY D & MONICA M 6111 W LAKEVIEW DR LAKE CITY MI 49651	2019 Est TCV 173,965 TCV/TFA: 74.92

X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
	Public Improvements		* Factors * LOTS 156&155
			Description Frontage Depth Front Depth Rate %Adj. Reason Value
			<Site Value A> GROUP A 25K 25000 100 25,000
			60 Actual Front Feet, 0.19 Total Acres Total Est. Land Value = 25,000

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates
. SEC 12 T22N R8W LOTS 155 & 156 EXC E 10 FT THEREOF BUENA VISTA PARK.	X	Dirt Road		Description Rate Size % Good Cash Value
Comments/Influences	X	Gravel Road		D/W/P: 4in Ren. Conc. 6.21 216 0 0
	X	Paved Road		Wood Frame 22.41 96 94 2,022
	X	Storm Sewer		Residential Local Cost Land Improvements
	X	Sidewalk		Description Rate Size % Good Cash Value
	X	Water		LAND IMPROVE 1000 1,000.00 1 97 970
	X	Sewer		Total Estimated Land Improvements True Cash Value = 2,992
	X	Electric		
	X	Gas		
	X	Curb		
	X	Street Lights		
		Standard Utilities		
		Underground Utils.		

Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
	X												



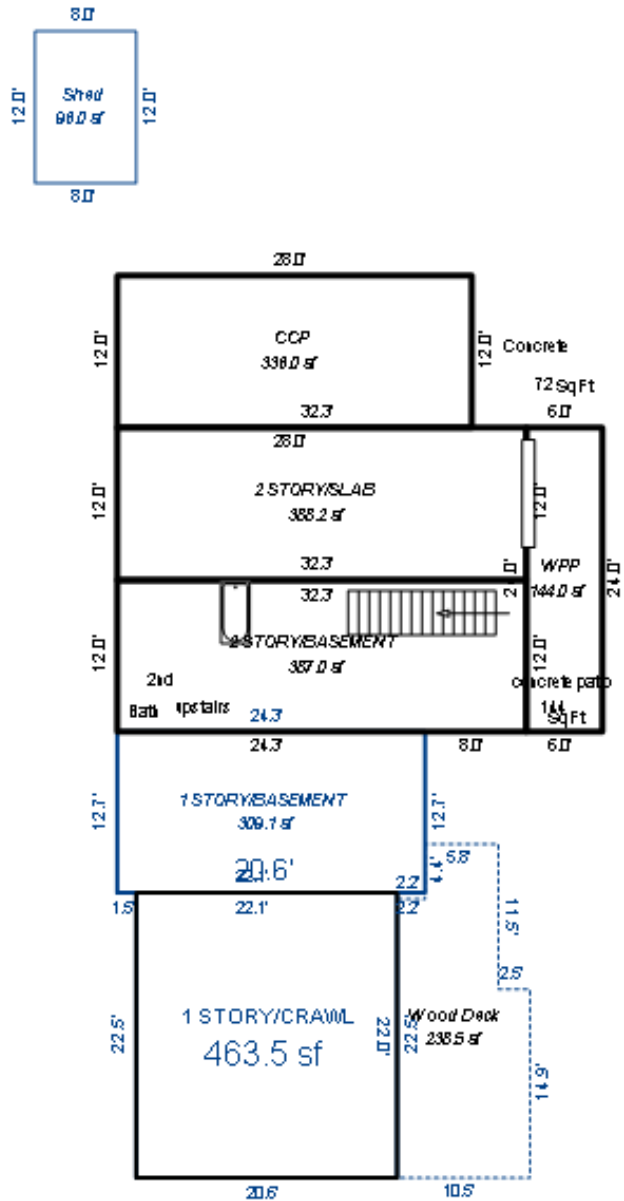
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	12,500	74,500	87,000			75,333C
2018	12,500	68,700	81,200	81,200D		73,568C
2017	6,000	66,700	72,700			72,055C
2016	6,000	66,200	72,200			71,413C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 144 336 238	Type WPP CCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Yes Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																								
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																																																																																			
Building Style: 1.75S		Trim & Decoration																																																																																						
Yr Built 1950 198	Remodeled 2013	Ex	X	Ord		Min	Size of Closets																																																																																	
Condition: Average		Lg	X	Ord		Small	Doors																																																																																	
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric			60 Amps Service																																																																														
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.75S			Cls C		Blt 1950																																																																									
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	Ex.	X	Ord.		Min	No. of Elec. Outlets			(11) Heating System: Forced Air w/ Ducts			Ground Area = 1547 SF		Floor Area = 2322 SF.																																																																									
X	Insulation	Many	X	Ave.		Few	(7) Excavation			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Building Areas																																																																											
(2) Windows	Many Avg. Few	X	Large Avg. Small	(8) Basement			(13) Plumbing			Stories			Exterior		Foundation																																																																									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1	Average Fixture(s)	Basement: 696 S.F. Crawl: 463 S.F. Slab: 388 S.F. Height to Joists: 0.0			1 Story			Siding		Crawl Space																																																																									
X	Double Glass Patio Doors Storms & Screens		(9) Basement Finish		3	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	1 Story			Siding		Basement		309																																																																										
(3) Roof	Gable Hip Flat		Recreation SF Living SF Walkout Doors No Floor SF				(14) Water/Sewer			2 Story			Siding		Basement																																																																									
X	Gambrel Mansard Shed		(10) Floor Support				1 Average Fixture(s)			2 Story			Siding		Slab																																																																									
X	Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:				1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			2 Story			Siding		Slab																																																																									
	Chimney: Metal						Lump Sum Items:			Other Additions/Adjustments			Total:		208,934 146,253																																																																									
<p>Plumbing</p> <table border="1"> <thead> <tr> <th>Plumbing</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Average Fixture(s)</td> <td>1</td> <td>1,120</td> <td>784</td> </tr> <tr> <td>3 Fixture Bath</td> <td>2</td> <td>7,051</td> <td>4,936</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>WPP</td> <td>144</td> <td>2,847</td> <td>1,993</td> </tr> <tr> <td>CCP (1 Story)</td> <td>336</td> <td>6,250</td> <td>4,375</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td>238</td> <td>3,525</td> <td>2,467</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Class: C Exterior: Siding Foundation: 42 Inch (Finished)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Basement Garage: 1 Car</td> <td>1</td> <td>1,972</td> <td>1,380</td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>415</td> <td>290</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>1,134</td> <td>794</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td>1</td> <td>2,038</td> <td>1,427</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>2,099</td> <td>1,469</td> </tr> <tr> <td>Totals:</td> <td></td> <td>237,385</td> <td>166,168</td> </tr> </tbody> </table> <p><<<< Calculations too long. See Valuation printout for complete pricing. >>>></p>																	Plumbing	Size	Cost New	Depr. Cost	Average Fixture(s)	1	1,120	784	3 Fixture Bath	2	7,051	4,936	Porches				WPP	144	2,847	1,993	CCP (1 Story)	336	6,250	4,375	Deck				Treated Wood	238	3,525	2,467	Garages				Class: C Exterior: Siding Foundation: 42 Inch (Finished)				Basement Garage: 1 Car	1	1,972	1,380	Door Opener	1	415	290	Water/Sewer				Public Sewer	1	1,134	794	Water Well, 50 Feet	1	2,038	1,427	Built-Ins				Appliance Allow.	1	2,099	1,469	Totals:		237,385	166,168
Plumbing	Size	Cost New	Depr. Cost																																																																																					
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*** Information herein deemed reliable but not guaranteed***



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHRISTESEN KATHLEEN P & C	CHRISTESEN KATHLEEN P	0	05/04/2018	WD	FAMILY SALE	2018-01695	PTA	0.0
		73,900	07/01/2000	WD	Download	338:919		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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6091 W LAKEVIEW DR	School: LAKE CITY - 57020					
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Owner's Name/Address	P.R.E. 0%					
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CHRISTESEN KATHLEEN P	MAP #:					
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37433 N DIANNE LN	2019 Est TCV 77,922 TCV/TFA: 83.25					
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NEW BOSTON MI 48164	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS			
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	Public Improvements	* Factors *				
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		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
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		<Site Value C> C BACK LOTS 12K				12000 100		12,000
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		60 Actual Front Feet, 0.20 Total Acres				Total Est. Land Value =		12,000
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		Land Improvement Cost Estimates						
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		Description	Rate	Size	% Good	Cash Value
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		Wood Frame	21.80	80	71	1,238
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		Total Estimated Land Improvements True Cash Value =				1,238
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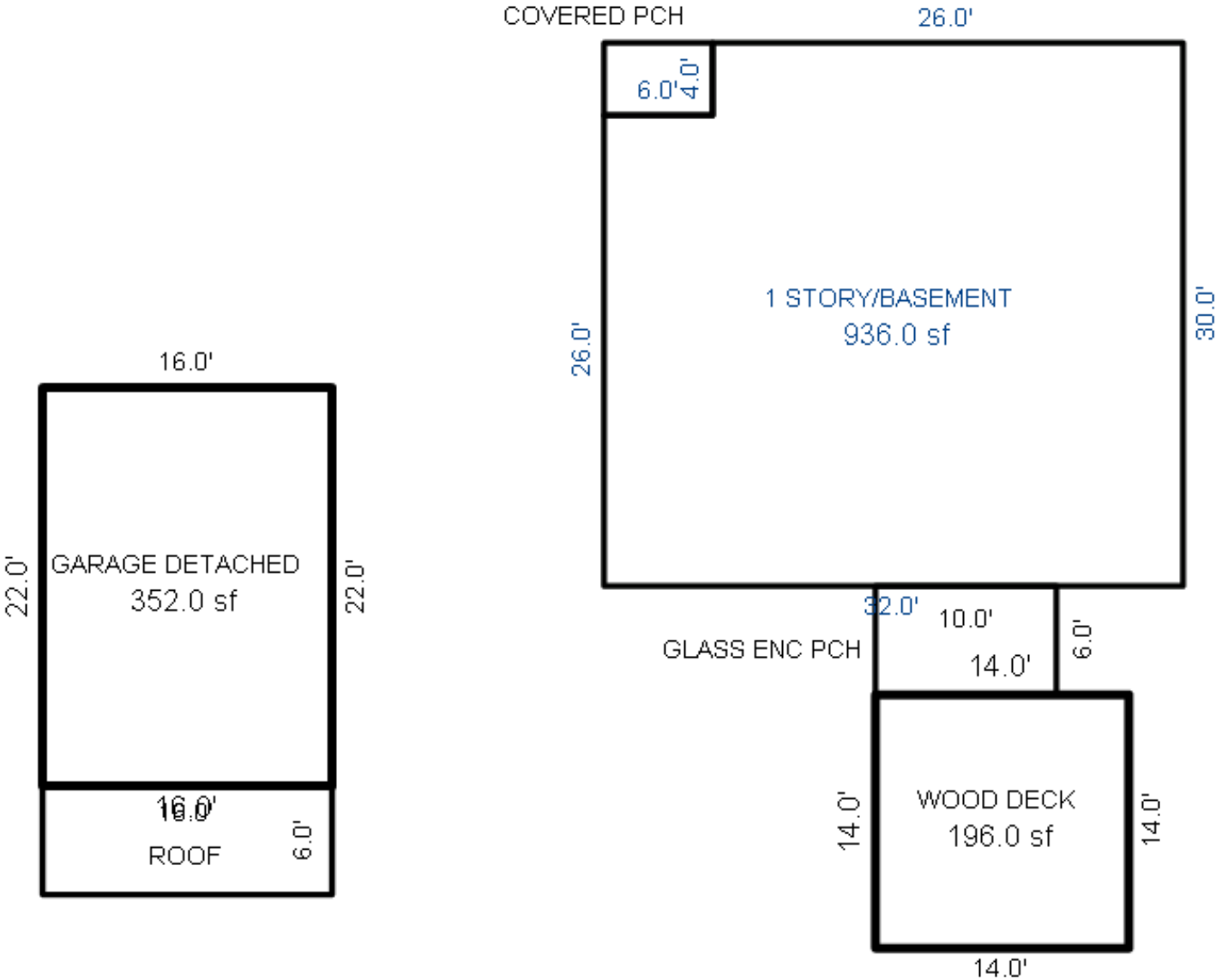


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 24 60 196	Type CCP (1 Story) CGEP (1 Story) Treated Wood	Year Built: 1963 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 352 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Plaster X Paneled Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Class: CD Effec. Age: 40 Floor Area: 936 Total Base New : 121,020 Total Depr Cost: 73,504 Estimated T.C.V: 64,684			E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:				
Yr Built 1963	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 936 SF Floor Area = 936 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Cls CD Blt 1963			
Condition: Average		Lg	X	Ord		Small	No. of Elec. Outlets			Building Areas						
Room List		Size of Closets		100			Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost						
Basement 1st Floor 2nd Floor 2 Bedrooms		Kitchen: Other: Other:		(12) Electric			100			1 Story Siding Basement 936			Total: 96,994 58,196			
(1) Exterior		(5) Floors		No./Qual. of Fixtures			Average Fixture(s)			Other Additions/Adjustments						
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex.	X	Ord.		Min	Plumbing							
X	Insulation	(7) Excavation		Many			X	Ave.		1 Average Fixture(s)						
(2) Windows		Basement: 936 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1			3 Fixture Bath			Plumbing						
X	Many Avg. Few	X	Large Avg. Small	1			2 Fixture Bath			Porches						
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		1			Softener, Auto			Average Fixture(s)						
X	Double Hung Horiz. Slide Casement	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		1			Softener, Manual			Porches						
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1			No Plumbing			Solar Water Heat						
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		1			Extra Toilet			CGEP (1 Story)						
X	Gable Hip Flat	Gambrel Mansard Shed		1			Extra Sink			CCP (1 Story)						
X	Asphalt Shingle	(10) Floor Support		1			Separate Shower			Deck						
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		1			Ceramic Tile Floor			Treated Wood						
		Recreation SF Living SF Walkout Doors No Floor SF		1			Ceramic Tile Wains			Garages						
		No Floor SF		1			Ceramic Tub Alcove			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
				1			Vent Fan			Base Cost						
				1			(14) Water/Sewer			Water/Sewer						
				1			Public Water			Public Sewer						
				1			Public Sewer			Water Well, 50 Feet						
				1			Water Well			Built-Ins						
				1			1000 Gal Septic			Appliance Allow.						
				1			2000 Gal Septic			Unit-in-Place Cost Items						
				1			Lump Sum Items:			ROOF STRUCT. (SQ FT)						
				1						Notes:						
				1						ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TC			V: 64,684			
				1						Totals:			121,020 73,504			

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHRISTESEN KATHLEEN P & C	CHRISTESEN KATHLEEN P	0	05/04/2018	WD	FAMILY SALE	2018-01695	PTA	0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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W LAKEVIEW DR	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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CHRISTESEN KATHLEEN P 37433 N DIANNE LN NEW BOSTON MI 48164	2019 Est TCV 12,000
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Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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<Site Value C> C BACK LOTS 12K					12000	100		12,000
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50 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	12,000
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Tax Description	X	Value
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. SEC 12 T22N R8W LOT 158 BUENA VISTA PARK.	X	
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Comments/Influences	X	Value
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	X	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BACHMAN RICHARD W & LUELL	BACHMAN RICHARD W & LUELL	1	06/12/2014	QC	QUIT CLAIM	2014-02154		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6081 W LAKEVIEW DR						
	School: LAKE CITY - 57020					
	P.R.E. 100% 05/14/2012					
Owner's Name/Address	MAP #:					
BACHMAN RICHARD W & LUELLA A TRUST 6081 W LAKEVIEW DR LAKE CITY MI 49651	2019 Est TCV 156,530 TCV/TFA: 48.09					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS			
			Description	Frontage	Depth	Value
. SEC 12 T22N R8W LOTS 159 & 160 BUENA VISTA PARK.	X		* Factors * LOTS 159 & 160			
Comments/Influences			Description Frontage Depth Front Depth Rate %Adj. Reason Value			
ADD 2ND STY @ 65% FOR02 CLASS FROM D+10 TO CD	X		<Site Value C> C BACK LOTS 12K 12000 100 12,000			
TOTAL REMODEL FOR 02 COMP FOR 03	X		100 Actual Front Feet, 0.31 Total Acres Total Est. Land Value = 12,000			
	X		Land Improvement Cost Estimates			
	X		Description	Rate	Size % Good	Cash Value
	X		D/W/P: 3.5 Concrete	4.68	720 0	0
	X		Residential Local Cost Land Improvements			
	X		Description	Rate	Size % Good	Cash Value
	X		LAND IMPROVE 1000	1,000.00	1 97	970
	X		Total Estimated Land Improvements True Cash Value = 970			



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2019	6,000	72,300	78,300			65,421C
Rolling	2018	6,000	66,200	72,200			63,888C
Low	2017	7,500	64,300	71,800			62,574C
High	2016	7,500	63,800	71,300			62,016C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage												
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove 1 Direct-Vented Ga	Area 320 160 84	Type WCP (1 Story) Treated Wood Brzwy, FW	Year Built: 1986 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0											
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																						
Building Style: 2S		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 2S			Class: CD			E.C.F. X 0.880		Bsmnt Garage:												
Yr Built 1974	Remodeled 2001	Ex	X	Ord		Min	(12) Electric			Total Base New : 271,893			Total Depr Cost: 163,136		Storage Area: 0												
Condition: Average		Lg	X	Ord		Small	200 Amps Service			Estimated T.C.V: 143,560			Floor Area: 3,255		Mech. Doors: 0												
Room List		(5) Floors		No./Qual. of Fixtures			Building Areas			Stories			Exterior			Foundation			Size			Cost New			Depr. Cost		
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			No. of Elec. Outlets			1.75 Story			Siding			Crawl Space			1,860			229,450			137,671		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			Other Additions/Adjustments			Plumbing			Average Fixture(s)			1			933			560		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Many X Ave. Few			(13) Plumbing			Plumbing			Average Fixture(s)			1			2,929			1,757					
(2) Windows		(8) Basement		Basement: 0 S.F. Crawl: 1860 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches			WCP (1 Story)			320			7,101			4,261					
X	Many Avg. X Few	Large Avg. X Small		(9) Basement Finish			(14) Water/Sewer			Deck			Treated Wood			160			2,654			1,592					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Recreation SF Living SF Walkout Doors No Floor SF			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			Public Sewer			1			1,006			604					
(3) Roof		(10) Floor Support		Lump Sum Items:			Built-Ins			Appliance Allow.			1			1,467			880								
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:			Water Well, 50 Feet			Fireplaces			Wood Stove			1			1,630			978					
X	Asphalt Shingle	Chimney: Block								Direct-Vented Gas			1			1,630			978								

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
ALLEN MICHAEL J & CYNTHIA	ALLEN MICHAEL J & CYNTHIA	0	12/10/2014	QC	QUIT CLAIM	2014-04076		0.0					
ALLEN CYNTHIA & MANEE MAR	ALLEN CYNTHIA & ALLEN MIC	1	08/10/2011	QC	QUIT CLAIM	2011-02493		0.0					
ALLEN CYNTHIA		0	04/12/2010	DC	DEATH CERTIFICATE	2010-1628DC	PTA	0.0					
MANEE MARION E (SURVIVOR	MANEE MARION & ALLEN CYNT	0	06/09/2009	QC	Not Qualified	2009/2246		0.0					
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status			
6041 W LAKEVIEW DR		School: LAKE CITY - 57020											
Owner's Name/Address		P.R.E. 0%		MAP #:									
ALLEN MICHAEL J & CYNTHIA L TRUST P O BOX 934 LAKE CITY MI 49651		2019 Est TCV 95,360		TCV/TFA: 83.07									
Tax Description		X	Improved		Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS							
. SEC 12 T22N R8W LOTS 161, 162 & 163 BUENA VISTA PARK.		X	Public Improvements	* Factors * LOTS 61, 62 & 63 TRIANGLE									
Comments/Influences		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ADD 25' ABANDONED RAILROAD ST FOR 99		Gravel Road		<Site Value C> C BACK LOTS 12K		230				12000	100		12,000
		Paved Road		230 Actual Front Feet, 0.20 Total Acres		Total Est. Land Value =						12,000	
		Storm Sewer		Land Improvement Cost Estimates									
		Sidewalk		Description		Rate	Size	% Good			Cash Value		
		Water		D/W/P: Asphalt Paving		2.19	600	0			0		
		X	Sewer	D/W/P: 4in Ren. Conc.		5.57	309	0			0		
		X	Electric	Residential Local Cost Land Improvements									
		X	Gas	Description		Rate	Size	% Good			Cash Value		
		X	Curb	LAND IMPROVE 2500		2,500.00	1	100			2,500		
		X	Street Lights	Total Estimated Land Improvements		True Cash Value =				2,500			
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		X	Level										
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
		Who	When	What	2019	6,000	41,700	47,700			47,015C		
		TPC 12/27/2017	INSPECTED		2018	6,000	50,400	56,400			52,016C		
		JWV 12/03/2016	INSPECTED		2017	6,000	49,000	55,000			50,947C		
		TPC 03/30/2015	INSPECTED		2016	6,000	38,300	44,300			35,726C		

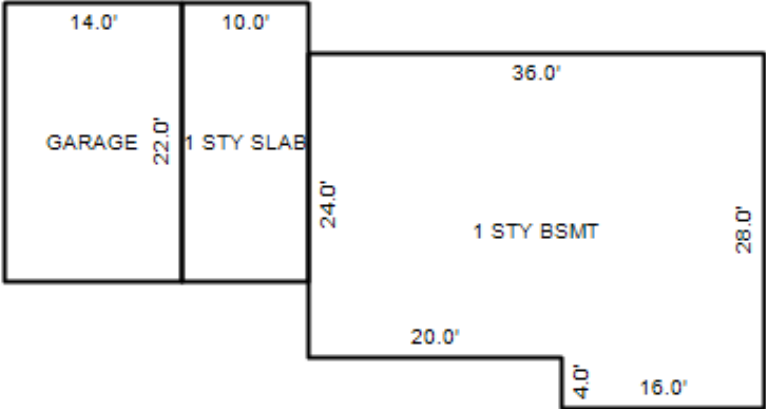
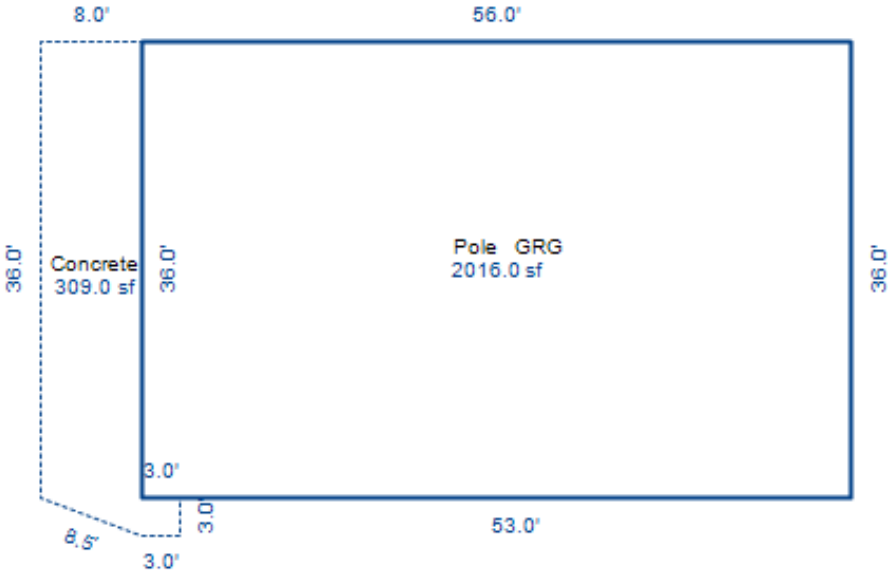


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1969 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 308 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G										
Building Style: 1S		Trim & Decoration													
Yr Built 1969	Remodeled 0	Ex	X	Ord		Min									
Condition: Average		Lg	X	Ord		Small									
Room List		(5) Floors		Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric											
		Doors		200 Amps Service											
		Solid X		H.C.											
		Lump Sum Items:													
		Chimney:													
		Class: CD													
		Effec. Age: 30													
		Floor Area: 1,148													
		Total Base New : 131,269													
		Total Depr Cost: 91,886													
		Estimated T.C.V: 80,860													
		E.C.F. X 0.880													
		Bsmnt Garage:													
		Carport Area:													
		Roof:													
		Cls CD													
		Blt 1969													
		Cost Est. for Res. Bldg: 1 Single Family 1S													
		(11) Heating System: Forced Air w/ Ducts													
		Ground Area = 1148 SF													
		Floor Area = 1148 SF.													
		Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70													
		Building Areas													
		Stories													
		Exterior													
		Foundation													
		Size													
		928													
		220													
		Total:													
		112,681													
		78,875													
		Other Additions/Adjustments													
		Exterior													
		Brick Veneer													
		160													
		1,920													
		1,344													
		Plumbing													
		Average Fixture(s)													
		1													
		933													
		653													
		2 Fixture Bath													
		1													
		1,970													
		1,379													
		Garages													
		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)													
		Base Cost													
		308													
		11,236													
		Common Wall: 1 Wall													
		1													
		-1,906													
		-1,334													
		Water/Sewer													
		Public Sewer													
		1													
		1,006													
		704													
		Water Well, 50 Feet													
		1													
		1,962													
		1,373													
		Built-Ins													
		Appliance Allow.													
		1													
		1,467													
		1,027													
		Totals:													
		131,269													
		91,886													
		Notes:													
		ECF (4161 BUENA VISTA AREA BACK LOTS) 0.880 => TCV:													
		80,860													

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BACON HERBER G & ENGEL AL	BUENA VISTA PARK PLAT LOT	0	07/20/1951	QC	RELATED PARTY	112P545	PTA	0.0

Property Address	Class: 705 EXEMPT OTHER	Zoning:	Building Permit(s)	Date	Number	Status
W LAKEVIEW DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
BUENA VISTA PARK PLAT LOT OWNERS	MAP #:					
	2019 Est TCV 0					

	Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS					
	Public Improvements			* Factors *			OUTLOT A		
				Description	Frontage	Depth	Rate %Adj. Reason	Value	
				GROUP F & SURPL	2598.00	74.28	0.4429 1.0000	800 100	920,597
				2598 Actual Front Feet, 4.43 Total Acres				Total Est. Land Value =	920,597

Tax Description
 . SEC 12 T22N R8W OUTLOT A BUENA VISTA PARK.

Comments/Influences
 8-28-08....Chgd name from Edward Olson to Buena Vista Park Lot Owners per historical research by Co. Equalization Dept.

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2018	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2017	0	0	0			0
2016	0	0	0			0



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: 705 EXEMPT OTHER		Zoning:	Building Permit(s)	Date	Number	Status	
W LAKEVIEW DR		School: LAKE CITY - 57020							
Owner's Name/Address		P.R.E. 0%							
BUENA VISTA PARK PUBLIC PARK		MAP #:							
		2019 Est TCV 0							
		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS				
Tax Description		Public Improvements		* Factors *					
BUENA VISTA PARK PUBLIC PARK		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
Comments/Influences		Gravel Road		SALES & EQ RATE			0.500 Acres	12,000 100	6,000
		Paved Road		0.50 Total Acres				Total Est. Land Value =	6,000
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
		Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2019	EXEMPT	EXEMPT	EXEMPT	EXEMPT
		TPC 12/27/2017 INSPECTED			2018	EXEMPT	EXEMPT	EXEMPT	EXEMPT
					2017	0	0	0	0
					2016	0	0	0	0



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
AHRENS KERRY & DERRICK DE	DERUITER KAREN S	105,000	03/18/2005	WD	Arms Length	05-0/1019		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1727 S DICKERSON RD						
	School: LAKE CITY - 57020					
	P.R.E. 100% 04/01/2005					
Owner's Name/Address	MAP #:					
DERUITER KAREN S 1727 S DICKERSON RD LAKE CITY MI 49651	2019 Est TCV 108,034 TCV/TFA: 120.57					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS			
			Description	Frontage	Depth	Value
. SEC 11 T22N R8W LOT 1 BURGETT SUB.			<Site Value A> RURAL LOTS	83 Actual Front Feet, 0.28 Total Acres	5000 100	5,000
Comments/Influences			Total Est. Land Value = 5,000			

Comments/Influences	X	Public Improvements	* Factors *			
			Description	Rate	Size % Good	Cash Value
		Dirt Road				
		Gravel Road				
	X	Paved Road				
		Storm Sewer				
		Sidewalk				
		Water				
	X	Sewer	Residential Local Cost Land Improvements			
	X	Electric	Description	Rate	Size % Good	Cash Value
	X	Gas	LAND IMPROVE 1000	1,000.00	1 97	970
		Curb	Total Estimated Land Improvements True Cash Value = 970			

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Low	2018	2,500	44,600	47,100			35,778C
		High	2017	2,500	42,600	45,100			35,043C
	X	Landscaped	2016	3,500	44,300	47,800			34,731C
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 12/27/2017	INSPECTED		2019	2,500	51,500	54,000			36,636C
TPC 03/30/2015	INSPECTED		2018	2,500	44,600	47,100			35,778C
TPC 04/08/2013	INSPECTED		2017	2,500	42,600	45,100			35,043C
			2016	3,500	44,300	47,800			34,731C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G								256	WCP	(1 Story)			
Building Style: 1S		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +5 Effec. Age: 16 Floor Area: 896 Total Base New : 115,717 Total Depr Cost: 97,204 Estimated T.C.V: 102,064			E.C.F. X 1.050			Bsmnt Garage: Carport Area: Roof:		
Yr Built	Remodeled	Ex	X	Ord		Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C 5 Blt 1990		
1990	0						Lg X Ord Small			Ex. X Ord. Min			Ground Area = 896 SF Floor Area = 896 SF.					
Condition: Average		Doors		Solid X H.C.			200 Amps Service			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84			Building Areas		
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric			Many X Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost					
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings		No./Qual. of Fixtures			200 Amps Service			Average Fixture(s)			1 Story Siding Crawl Space			Total: 96,436 81,007		
(1) Exterior	X	Drywall					Ex. X Ord. Min			Average Fixture(s)			Other Additions/Adjustments					
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 896 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			3 Fixture Bath			Plumbing					
	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Many X Ave. Few			2 Fixture Bath			Average Fixture(s)			Average Fixture(s)		
(2) Windows	X	Many Avg.	X	Large Avg.			Basement			Softener, Auto			3 Fixture Bath			Total: 1,120 941		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			Softener, Manual			Solar Water Heat			Porches			Average Fixture(s)		
	Double Glass Patio Doors Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors No Floor SF			No Plumbing			Extra Toilet			WCP (1 Story)			Average Fixture(s)		
(3) Roof	X	Gable Hip Flat	Gambrel Mansard Shed	1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Extra Sink			Separate Shower			Water/Sewer			Average Fixture(s)		
X	Asphalt Shingle	Chimney: Metal		Lump Sum Items:			Ceramic Tile Floor			Ceramic Tile Wains			Public Sewer			Average Fixture(s)		
							Ceramic Tub Alcove			Vent Fan			Water Well, 100 Feet			Average Fixture(s)		
							(14) Water/Sewer			Built-Ins			Appliance Allow.			Average Fixture(s)		
										Local Cost Items			SANITARY SEWER			Average Fixture(s)		
										Notes:			ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCv:			Average Fixture(s)		
													Totals: 115,717 97,204			Average Fixture(s)		

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BALL FRANK S & PATRICIA A	BALL PATRICIA A	0	03/14/2011	QC	QUIT CLAIM	2012-02744 QD		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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S DICKERSON RD	School: LAKE CITY - 57020					
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	P.R.E. 0%					
--	-----------	--	--	--	--	--

Owner's Name/Address	MAP #:
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BALL PATRICIA A 21315 WAUBASON RD BATTLE CREEK MI 49017	2019 Est TCV 16,867 TCV/TFA: 0.00
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X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS
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Public Improvements	* Factors *
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Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 11 T22N R8W LOT 2 BURGETT SUB.	<Site Value A> RURAL LOTS					5000	100		5,000
	83 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	5,000

Comments/Influences

	Dirt Road	
	Gravel Road	
X	Paved Road	
	Storm Sewer	
	Sidewalk	
	Water	
X	Sewer	
X	Electric	
X	Gas	
	Curb	
	Street Lights	
	Standard Utilities	
	Underground Utils.	

Topography of Site

X	Level	
	Rolling	
X	Low	
	High	
	Landscaped	
	Swamp	
X	Wooded	
	Pond	
	Waterfront	
	Ravine	
	Wetland	
	Flood Plain	

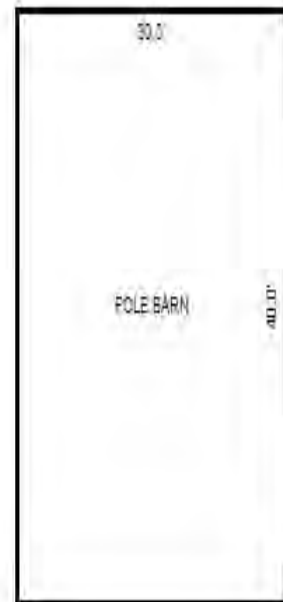
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	2,500	5,900	8,400			6,657C
2018	2,500	6,100	8,600			6,501C
2017	2,500	5,800	8,300			6,368C
2016	3,500	6,000	9,500			6,312C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	Gas	Oil	Elec.	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1986 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
	Mobile Home			Wood Frame	Drywall Paneled	Plaster Wood T&G										Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: CD Effec. Age: 35 Floor Area: 0 Total Base New : 17,388 Total Depr Cost: 11,302 Estimated T.C.V: 11,867	E.C.F. X 1.050	Bsmnt Garage: Carport Area: Roof:
	Town Home	(4) Interior		X No Heating/Cooling			Central Air Wood Furnace								
	Duplex	Trim & Decoration		(12) Electric			(12) Electric								
	A-Frame	Ex Ord Min		0 Amps Service			0								
	Building Style: GRG	Size of Closets		No./Qual. of Fixtures			Ex. Ord. Min	Cost Est. for Res. Bldg: 1 Single Family GRG			Cls CD		Blt 1986		
	Yr Built 1986	Lg Ord Small		No. of Elec. Outlets			Many Ave. Few	(11) Heating System: No Heating/Cooling			Ground Area = 0 SF		Floor Area = 0 SF.		
	Remodeled 0	Doors Solid H.C.		(13) Plumbing			1	Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		
	Condition: Average	(5) Floors		Average Fixture(s)				Other Additions/Adjustments			Garages		Class: D Exterior: Pole (Unfinished)		
	Room List	Kitchen: Other: Other:		3 Fixture Bath				Garages			Base Cost		1200 17,388 11,302		
	Basement	(6) Ceilings		2 Fixture Bath				Notes:			Totals:		17,388 11,302		
	1st Floor	Basement: 0 S.F.		Softener, Auto				ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCVC:					11,867		
	2nd Floor	Crawl: 0 S.F.		Softener, Manual											
	Bedrooms	Slab: 0 S.F.		Solar Water Heat											
	(1) Exterior	Height to Joists: 0.0		No Plumbing											
	Wood/Shingle	(8) Basement		Extra Toilet											
	Aluminum/Vinyl	Conc. Block		Extra Sink											
	Brick	Poured Conc.		Separate Shower											
	Insulation	Stone		Ceramic Tile Floor											
	(2) Windows	Treated Wood		Ceramic Tile Wains											
	Many Avg. Few	Concrete Floor		Ceramic Tub Alcove											
	Large Avg. Small	(9) Basement Finish		Vent Fan											
	Wood Sash	Recreation SF		(14) Water/Sewer											
	Metal Sash	Living SF		Public Water											
	Vinyl Sash	Walkout Doors		Public Sewer											
	Double Hung	No Floor SF		Water Well											
	Horiz. Slide	(10) Floor Support		1000 Gal Septic											
	Casement	Joists:		2000 Gal Septic											
	Double Glass	Unsupported Len:		Lump Sum Items:											
	Patio Doors	Cntr.Sup:													
	Storms & Screens														
	(3) Roof														
	Gable														
	Hip														
	Flat														
	Asphalt Shingle														
	Chimney:														

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CIRELLO MARTIN L & LYNNE	DITTMER JEAN L & TRIPP JA	94,900	05/31/2011	WD	WARRANTY DEED	2011-01735	PTA	100.0
		9,000	07/01/1998	WD	Download	321:159		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1767 S DICKERSON RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 100% 05/23/2011					
DITTMER JEAN L & TRIPP JANE K J/T 1767 S DICKERSON RD LAKE CITY MI 49651	MAP #:					
	2019 Est TCV 116,185 TCV/TFA: 119.16					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS							
SEC 11 T22N R8W LOT 3 AND 4 BURGETT SUB. 5/23/12 COMBINED LOT 3 WITH LOT 4 FOR ASSESSMENTS AND TAX BILLINGS. . SEC 11 T22N R8W LOT 3 BURGETT SUB.	X		* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			<Site Value A> RURAL LOTS					5000 100	LOT 3	5,000
			<Site Value A> RURAL LOTS					5000 100	LOT 4	5,000
			165 Actual Front Feet, 0.55 Total Acres						Total Est. Land Value =	10,000
			Land Improvement Cost Estimates							
			Description	Rate	Size	% Good	Cash Value			
			Fencing: Wd, Solid, 6 ft.	23.44	60	94	1,322			
			Wood Frame	24.51	80	50	980			
			Total Estimated Land Improvements True Cash Value =						2,302	



Comments/Influences	X Sewer	X Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
5/23/12 COMBINE LOT 3 & 4 FOR ASSESSMENT AND TAX BILLINGS. . SEC 11 T22N R8W LOT 4 BURGETT SUB.								2019	5,000	53,100	58,100			47,753C
								2018	5,000	46,800	51,800			46,634C
								2017	5,000	45,200	50,200			45,675C
								2016	7,000	47,000	54,000			45,268C

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Missaukee, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator 1 Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																								
X	Wood Frame		Drywall Paneled			Plaster Wood T&G																																																																																
Building Style: 1.25S		Trim & Decoration																																																																																				
Yr Built 2001		Remodeled 0		Ex X Ord Min			Size of Closets																																																																															
Condition: Average		Lg X Ord Small		Doors Solid X H.C.																																																																																		
Room List		(5) Floors		Central Air Wood Furnace																																																																																		
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			150 Amps Service																																																																															
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures																																																																																		
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex. X Ord. Min			No. of Elec. Outlets																																																																															
Insulation		(7) Excavation		Many X Ave. Few			(13) Plumbing																																																																															
(2) Windows		Basement: 0 S.F. Crawl: 780 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																		
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X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																															
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Sketch by Apex IVT

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BALL SAM R & RACHEL ANN	ZWOLAK EUGENE JULIAN & KA	0	04/24/2013	QC	QUIT CLAIM	2013-01473 & -		100.0
KRUGER PIERRE H	BALL SAM R	3,000	12/01/2012	WD	WARRANTY DEED	2012-03883		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD			Garage	04/26/2013	2013-0111	100%

Owner's Name/Address	MAP #:	2019 Est TCV 23,562 TCV/TFA: 0.00
ZWOLAK EUGENE JULIAN & KATHRYN PAGE 1723 S DICKERSON RD LAKE CITY MI 49651		

X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS

Tax Description	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 11 T22N R8W LOT 5 BURGETT SUB.	X	Dirt Road					5000	100		5,000
Comments/Influences	X	Gravel Road								
	X	Paved Road								
	X	Storm Sewer								
	X	Sidewalk								
	X	Water								
	X	Sewer								
	X	Electric								
	X	Gas								
	X	Curb								
	X	Street Lights								
	X	Standard Utilities								
	X	Underground Utils.								

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2019	2,500	9,300	11,800			10,640C
X Rolling	2018	2,500	8,400	10,900			10,391C
X Low	2017	2,500	8,100	10,600			10,178C
High	2016	3,500	7,600	11,100			10,088C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2018	2,500	8,400	10,900			10,391C
TPC	03/30/2015	INSPECTED	2017	2,500	8,100	10,600			10,178C
TPC	03/30/2015	INSPECTED	2016	3,500	7,600	11,100			10,088C



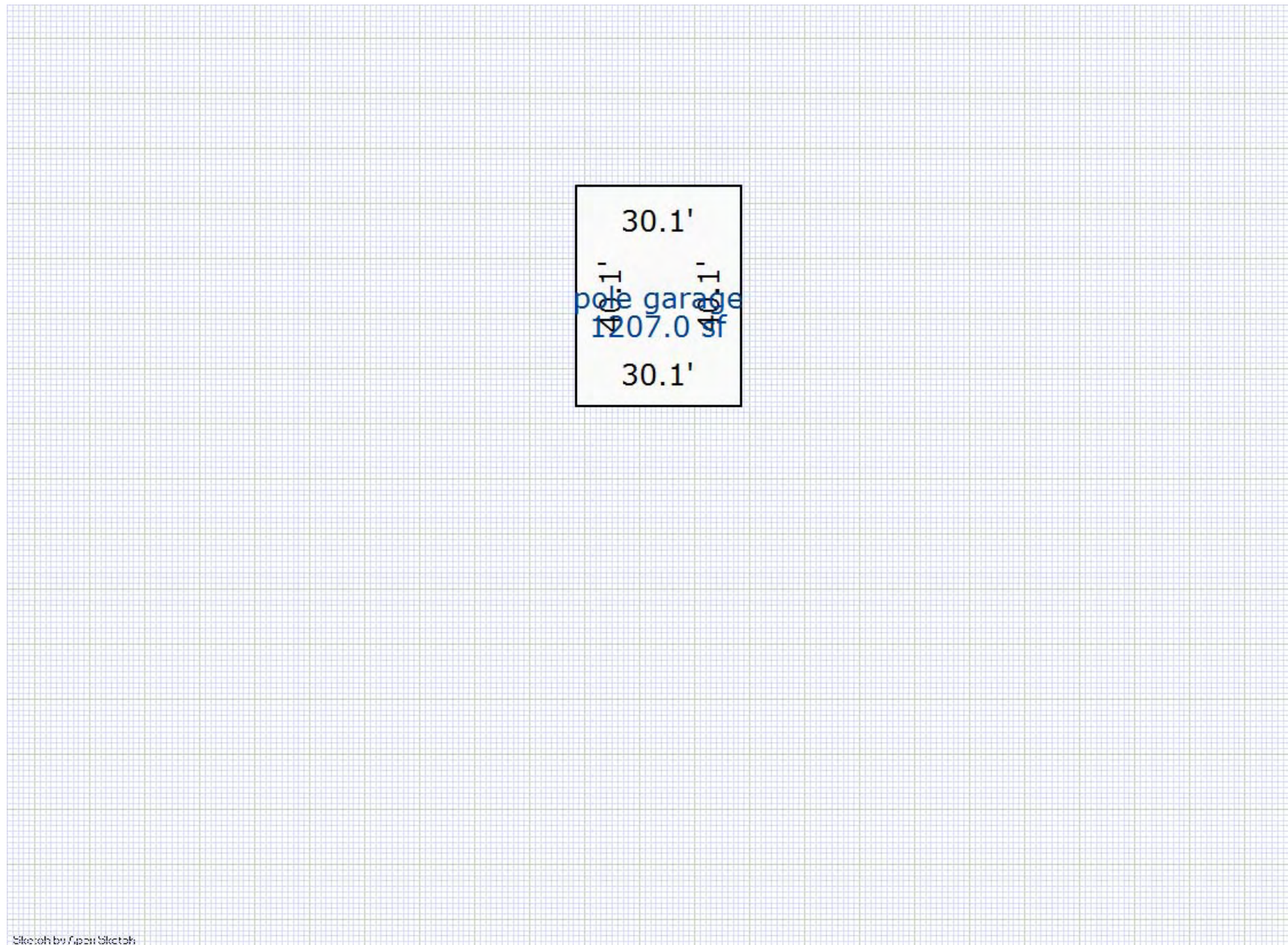
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2018	2,500	8,400	10,900			10,391C
TPC	03/30/2015	INSPECTED	2017	2,500	8,100	10,600			10,178C
TPC	03/30/2015	INSPECTED	2016	3,500	7,600	11,100			10,088C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																							
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2013 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 0.880	Bsmnt Garage: Carport Area: Roof:																									
	Mobile Home												0 Front Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: C Effec. Age: 4 Floor Area: 0 Total Base New : 21,972 Total Depr Cost: 21,093 Estimated T.C.V: 18,562																				
	Town Home	0 Other Overhang	X No Heating/Cooling			Central Air Wood Furnace																															
	Duplex	(4) Interior	Trim & Decoration			(12) Electric																															
	A-Frame	Drywall Paneled	Plaster Wood T&G	Ex. Ord Min			0 Amps Service																														
Building Style: GRG		Size of Closets			No./Qual. of Fixtures																																
Yr Built 2013	Remodeled 0	Lg Ord Small	Doors Solid H.C.			Ex. Ord Min																															
Condition: Average		(5) Floors			No. of Elec. Outlets																																
Room List		Kitchen: Other: Other:			(13) Plumbing																																
	Basement	(6) Ceilings			Average Fixture(s)																																
	1st Floor	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1																																
	2nd Floor	(7) Excavation			3 Fixture Bath																																
	Bedrooms	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 Fixture Bath																																
(1) Exterior		(8) Basement			Softener, Auto																																
	Wood/Shingle	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Softener, Manual																																
	Aluminum/Vinyl	(9) Basement Finish			Solar Water Heat																																
	Brick	Recreation SF Living SF Walkout Doors No Floor SF			No Plumbing																																
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(2) Windows		Joists: Unsupported Len: Cntr.Sup:			Extra Sink																																
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	Wood Sash				(14) Water/Sewer																																
	Metal Sash				Public Water Public Sewer Water Well																																
	Vinyl Sash				1000 Gal Septic 2000 Gal Septic																																
	Double Hung																																				
	Horiz. Slide																																				
	Casement																																				
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	Hip																																				
	Flat																																				
	Asphalt Shingle																																				
	Chimney:																																				
<p>Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2013 (11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96 Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Class: C Exterior: Pole (Unfinished)</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td></td> <td></td> <td>1200</td> <td>21,972</td> <td>21,093</td> </tr> <tr> <td>Totals:</td> <td></td> <td></td> <td></td> <td>21,972</td> <td>21,093</td> </tr> </tbody> </table> <p>Notes: ECF (409 - RURAL SUBS) 0.880 => TCv: 18,562</p>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	Class: C Exterior: Pole (Unfinished)						Base Cost			1200	21,972	21,093	Totals:				21,972	21,093
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BARTHOLOMEW JAY	HERWEYER BRIAN	65,000	09/14/2018	LC	Multiple Improved	2018-02993		100.0
EUBANK PAMELA M	BARTHOLOMEW JAY & KAMI (H	1	11/16/2005	QC	Not Qualified	06-0/285		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1885 S DICKERSON RD			MH	05/08/2006	20060089	Complete

Owner's Name/Address	School: LAKE CITY - 57020	P.R.E. 0%	MAP #:
HERWEYER BRIAN 1885 S DICKERSON RD LAKE CITY MI 49651			

2019 Est TCV 15,715 TCV/TFA: 0.00	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS

Tax Description	Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 11 T22N R8W LOT 6 BURGETT SUB.	X		<Site Value A> RURAL LOTS					5000	100		5,000
Comments/Influences			90 Actual Front Feet, 0.28 Total Acres					Total Est. Land Value =			5,000

MISC = SLAB	X	Electric	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
				D/W/P: 4in Concrete	5.29	887	0	0
	X	Gas	Residential Local Cost Land Improvements	LAND IMPROVE 1000	1,000.00	1	97	970
			Total Estimated Land Improvements True Cash Value =					970

Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	X	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	2,500	5,400	7,900			7,900S
2018	2,500	26,000	28,500			25,195C
2017	2,500	24,800	27,300		27,300W	24,677C
2016	3,500	22,700	26,200			24,457C

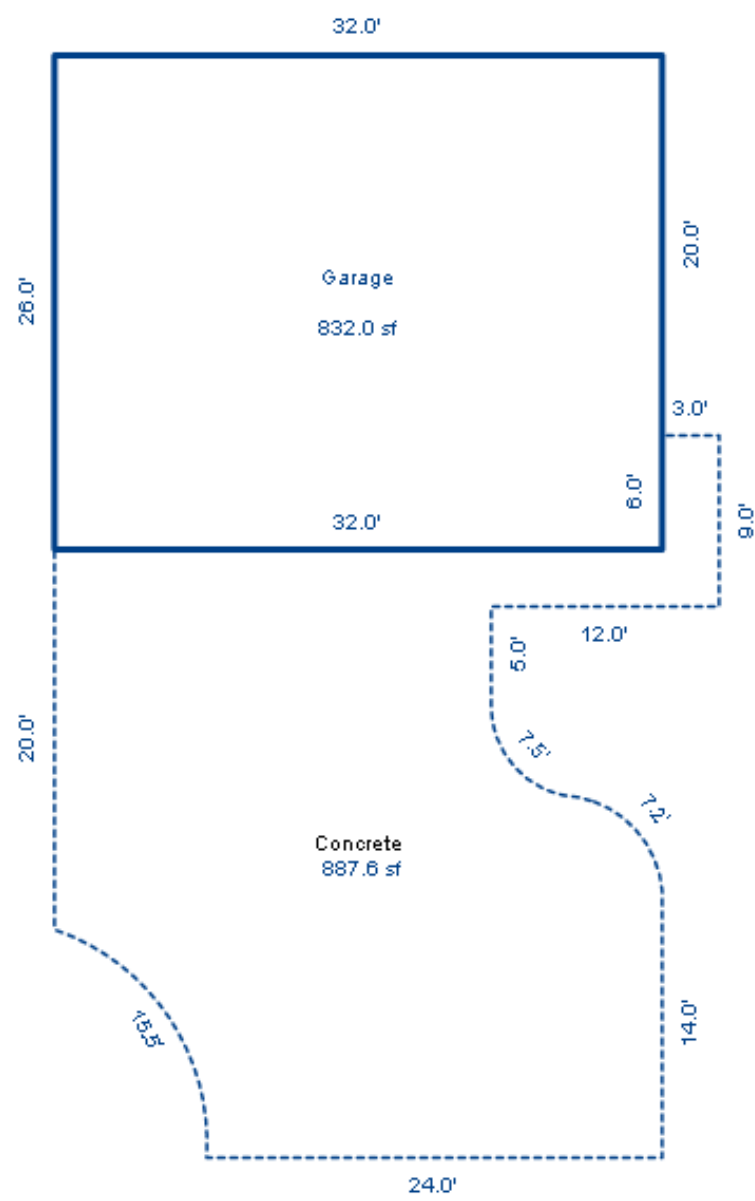


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X	Wood Frame	Drywall Paneled	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: C Effec. Age: 40 Floor Area: 0 Total Base New : 18,456 Total Depr Cost: 11,074 Estimated T.C.V: 9,745					Bsmnt Garage: Carport Area: Roof:																																											
Building Style: GRG		Trim & Decoration		Central Air Wood Furnace			E.C.F. X 0.880																																																
Yr Built 1976	Remodeled 0	Ex	Ord	Min	(12) Electric																																																		
Condition: Average		Size of Closets		0 Amps Service																																																			
Room List		Lg	Ord	Small	No Heating/Cooling																																																		
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X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No./Qual. of Fixtures			<table border="1"> <tr><td>Ex.</td><td>Ord.</td><td>Min</td></tr> <tr><td colspan="3">No. of Elec. Outlets</td></tr> <tr><td>Many</td><td>Ave.</td><td>Few</td></tr> </table>			Ex.	Ord.	Min	No. of Elec. Outlets			Many	Ave.	Few	<table border="1"> <tr><td>Exterior</td><td>Foundation</td><td>Size</td><td>Cost New</td><td>Depr. Cost</td></tr> <tr><td>Plumbing</td><td></td><td></td><td></td><td></td></tr> <tr><td>3 Fixture Bath</td><td></td><td>1</td><td>-3,525</td><td>-2,115</td></tr> <tr><td>Garages</td><td></td><td></td><td></td><td></td></tr> <tr><td colspan="5">Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)</td></tr> <tr><td></td><td></td><td>832</td><td>21,981</td><td>13,189</td></tr> <tr><td colspan="3">Totals:</td><td>18,456</td><td>11,074</td></tr> </table>		Exterior	Foundation	Size	Cost New	Depr. Cost	Plumbing					3 Fixture Bath		1	-3,525	-2,115	Garages					Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)							832	21,981	13,189	Totals:			18,456	11,074
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	Many Avg. Few	Large Avg. Small	(8) Basement		(13) Plumbing																																																		
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(3) Roof		(9) Basement Finish		(14) Water/Sewer																																																			
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF		Lump Sum Items:																																																		
X	Asphalt Shingle Metal	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																			
Chimney:		Joists: Unsupported Len: Cntr.Sup:																																																					

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BARTHOLOMEW JAY	HERWEYER BRIAN	65,000	09/14/2018	LC	Arms Length	2018-02993		100.0
NICHOLS MARK L & TONYA (H)	BARTHOLOMEW JAY & KAMI (H)	7,800	05/22/2006	QC	Arms Length	06-0/1996		100.0
EUBANK CLINTON (SM)	BARTHOLOMEW JAY & KARI (	0	05/13/2006	QC	Not Qualified	06-0/1997		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
1885 S DICKERSON RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 100% 08/28/2017					
	MAP #:					
	2019 Est TCV 44,085 TCV/TFA: 36.25					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS								
				Description	Frontage	Depth	Rate %Adj.	Reason	Value			
. SEC 11 T22N R8W LOT 7 BURGETT SUB.				<Site Value A>	RURAL LOTS			5000	100		5,000	
Comments/Influences				90 Actual Front Feet, 0.28 Total Acres				Total Est. Land Value =			5,000	
				Land Improvement Cost Estimates								
				Description		Rate	Size	% Good		Cash Value		
				D/W/P: Brick on Sand		12.55	168	0		0		
				Wood Frame		23.67	64	50		757		
				Residential Local Cost Land Improvements								
				Description		Rate	Size	% Good		Cash Value		
				LAND IMPROVE 1000		1,000.00	1	100		1,000		
				Total Estimated Land Improvements True Cash Value =							1,757	

Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	X	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain



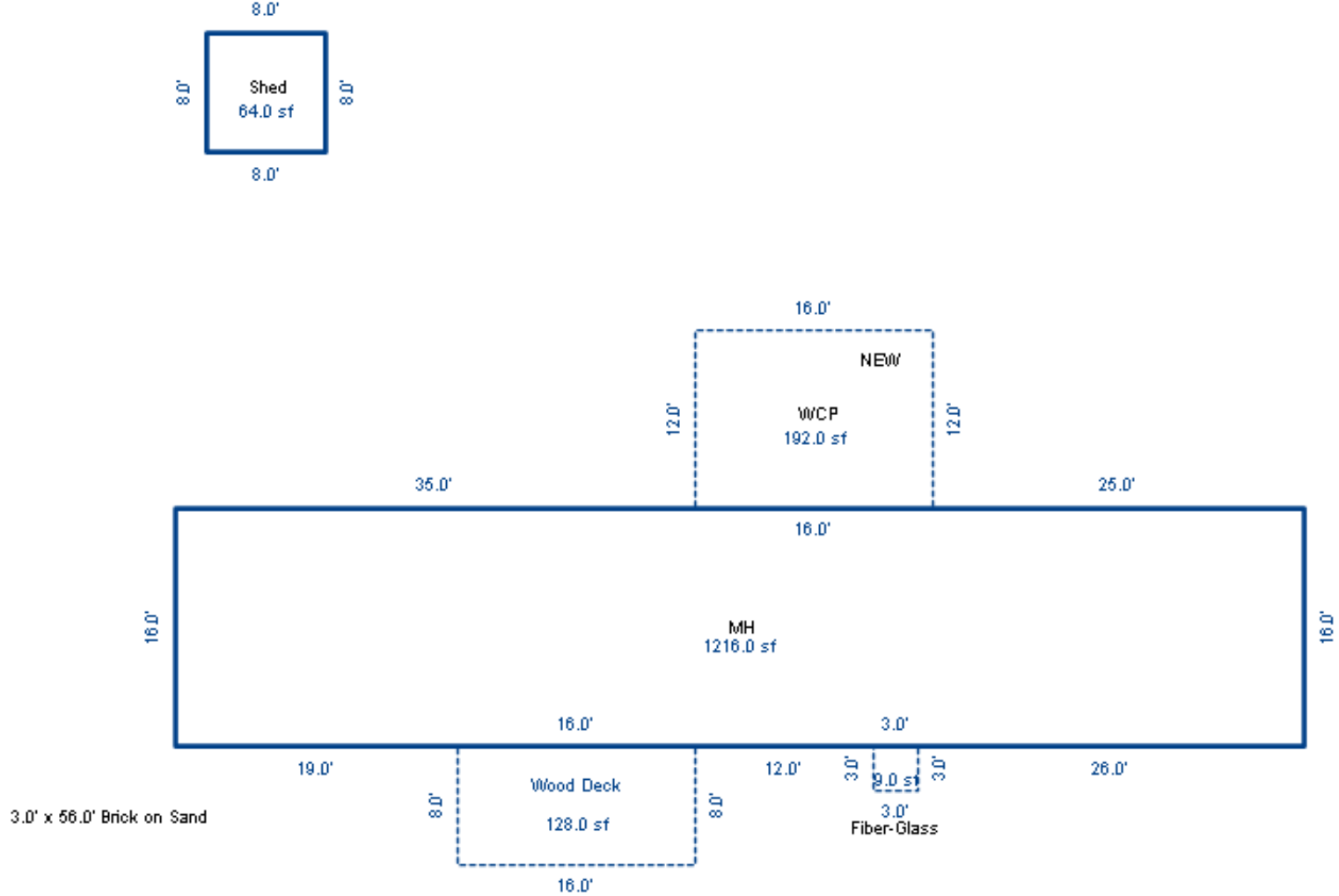
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	2,500	19,500	22,000			22,000S
2018	2,500	0	2,500			2,015C
2017	2,500	0	2,500		2,500W	1,974C
2016	3,500	0	3,500			1,957C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 128 192	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Exterior Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame		(4) Interior Drywall Paneled				Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						
Building Style: HUD		Trim & Decoration													
Yr Built 1998	Remodeled 0	Ex	X	Ord		Min									
Condition: Average		Lg	X	Ord		Small									
Room List		(5) Floors													
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:					(12) Electric 0 Amps Service								
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min								
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			Many X Ave. Few								
	Insulation	(7) Excavation		(13) Plumbing											
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Many Avg. X Few	Large Avg. X Small		(8) Basement											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish											
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer											
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support											
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic											
Chimney:				Lump Sum Items:											
Cost Est. for Res. Bldg: 1 Single Family HUD (11) Heating System: Forced Heat & Cool Ground Area = 1216 SF Floor Area = 1216 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas										Cls CD		Blt 1998			
Stories Exterior Foundation Size Cost New Depr. Cost															
1 Story Siding Piers 1,216 Total: 103,843 77,881															
Other Additions/Adjustments															
Plumbing															
Average Fixture(s) 1 933 700															
3 Fixture Bath 1 2,929 2,197															
Water/Sewer															
1000 Gal Septic 1 3,453 2,590															
Water Well, 100 Feet 1 4,280 3,210															
Deck															
Treated Wood 128 2,292 1,719															
Treated Wood w/Roof (Deck Portion) 192 2,986 2,239															
Treated Wood w/Roof (Roof portion) 192 2,246 1,684															
Built-Ins															
Appliance Allow. 1 1,467 1,100															
Totals: 124,429 93,320															
Notes: 1998 PATRIOT MHS															
ECF (409 - RURAL SUBS) 0.400 => TCv:												37,328			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BLUMBERG BLISS L	THE BIRCHAVEN COTTAGE TRU	21,000	05/01/2018	WD	Arms Length	2018-01499	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 20,966 TCV/TFA: 0.00					

THE BIRCHAVEN COTTAGE TRUST FERGUSON DAVID & ROSE TRUSTEES 113 E MADISON ST DEWITT MI 48820	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS					
Tax Description	Public Improvements		Description	Frontage	Depth	Rate %Adj.	Reason	Value
. SEC 11 T22N R8W LOT 8 BURGETT SUB.	X		<Site Value A> RURAL LOTS			5000 100		5,000
Comments/Influences			90 Actual Front Feet, 0.28 Total Acres			Total Est. Land Value =		5,000



Topography of Site	X Level	Rolling	Low	High	Landscaped	Swamp	X Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain

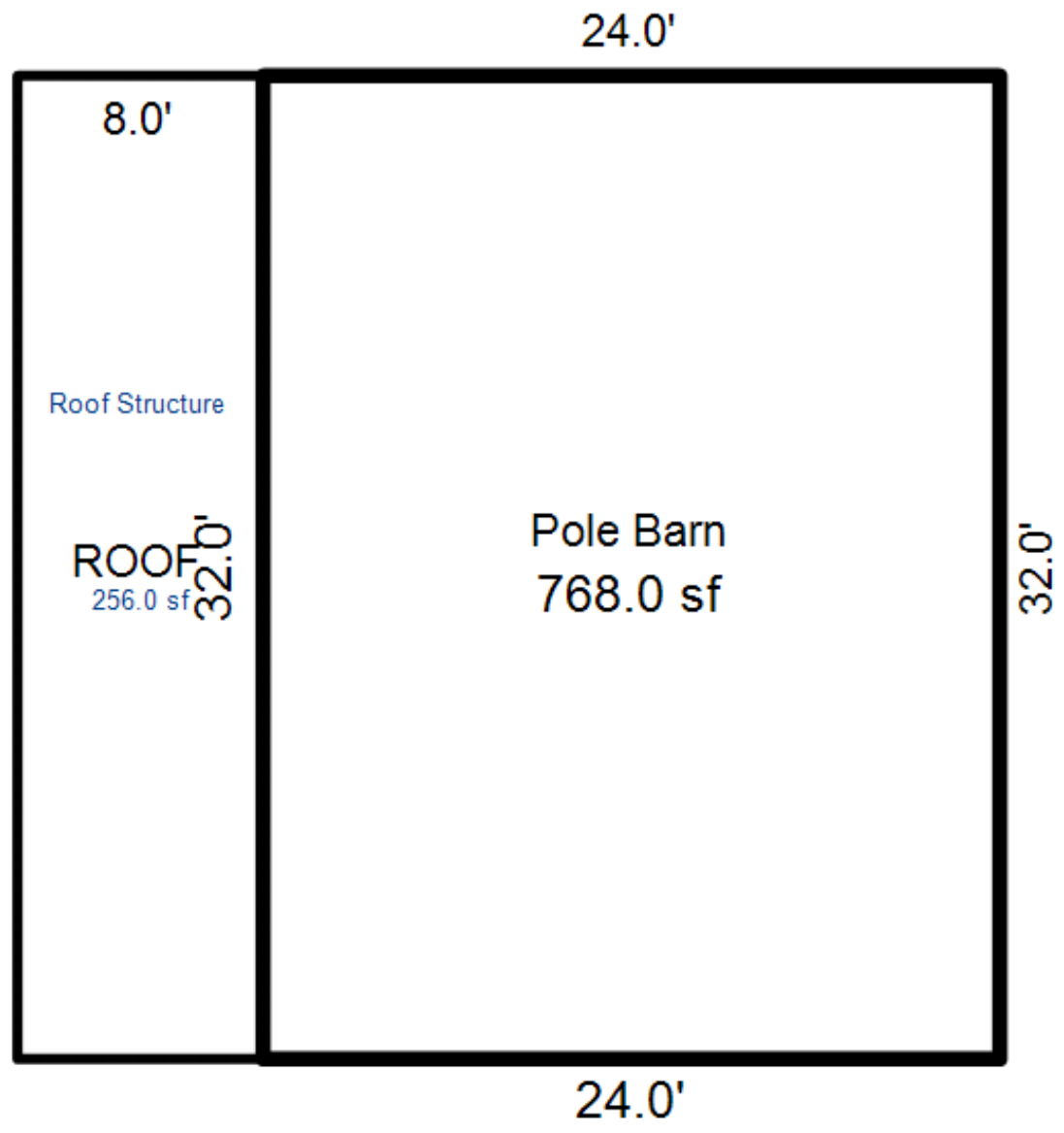
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	2,500	8,000	10,500			10,500S
2018	2,500	8,300	10,800			8,409C
2017	2,500	7,800	10,300			8,237C
2016	3,500	7,400	10,900			8,164C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	(4) Interior	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 256	Type Roof Cover Onl	Year Built: 2003 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
	Wood Frame	Drywall Paneled	Plaster Wood T&G	X No Heating/Cooling			Central Air Wood Furnace	Class: C Effec. Age: 5 Floor Area: 0 Total Base New : 19,098 Total Depr Cost: 18,143 Estimated T.C.V: 15,966							
Building Style: GRG		Trim & Decoration		(12) Electric			Total Base New : 19,098 Total Depr Cost: 18,143 Estimated T.C.V: 15,966								
Yr Built 2003	Remodeled 0	Ex	Ord	Min	0 Amps Service										
Condition: Average		Lg	Ord	Small	X										
Room List		(5) Floors		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GRG								
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		Ex. Ord. Min			(11) Heating System: No Heating/Cooling								
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Ground Area = 0 SF Floor Area = 0 SF.								
	Wood/Shingle Aluminum/Vinyl Brick			Many Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95								
(2) Windows		(7) Excavation		(13) Plumbing			Building Areas								
	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1			Stories Exterior Foundation								
(3) Roof		(8) Basement		Average Fixture(s)			Other Additions/Adjustments								
	Many Avg. Few Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages								
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer			Class: C Exterior: Pole (Unfinished)								
	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Base Cost								
	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Door Opener								
	Chimney:	Joists: Unsupported Len: Cntr.Sup:					Deck								
							w/Roof (Roof portion)								
							Totals:								
							Notes:								
							ECF (409 - RURAL SUBS) 0.880 => TCVC:								

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BALL SAM R, A MARRIED MAN	BALL SAM R & BALL MINUARD	0	06/20/2013	QC	RELATED PARTY	2013-02151 QD		50.0
ZWOLAK EUGENE J & KATHRYN	BALL SAM R	0	04/24/2013	QC	QUIT CLAIM	2013-01472 QD		100.0
HACKER WALTER & EVELYN	ZWOLAK EUGENE J & KATHRYN	17,500	06/24/2005	WD	Multiple Improved	05-0/2485		100.0
		8,500	06/01/2002	WD	Download	02-0:2764		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1939 S DICKERSON RD			Addition	04/26/2013	2013-0110	100%
		P.R.E. 100% 07/09/2013	Garage	08/05/2005	20050258	Complete

Owner's Name/Address	MAP #:	2019 Est TCV 107,295 TCV/TFA: 117.65
BALL SAM R & BALL MINUARD R 1947 S DICKERSON RD LAKE CITY MI 49651		

Tax Description	Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS																														
. SEC 11 T22N R8W LOT 9 BURGETT SUB.	X		<p>* Factors *</p> <p>Description Frontage Depth Front Depth Rate %Adj. Reason Value</p> <p><Site Value A> RURAL LOTS 5000 100 5,000</p> <p>90 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 5,000</p>																														
Comments/Influences	X		<p>Land Improvement Cost Estimates</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>Fencing: Wd, Split, 2 Rail</td> <td>11.79</td> <td>125</td> <td>0</td> <td>0</td> </tr> <tr> <td>D/W/P: 4in Ren. Conc.</td> <td>5.57</td> <td>1100</td> <td>0</td> <td>0</td> </tr> </tbody> </table> <p>Residential Local Cost Land Improvements</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>LAND IMPROVE 1000</td> <td>1,000.00</td> <td>2</td> <td>95</td> <td>1,900</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>1,900</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	Fencing: Wd, Split, 2 Rail	11.79	125	0	0	D/W/P: 4in Ren. Conc.	5.57	1100	0	0	Description	Rate	Size	% Good	Cash Value	LAND IMPROVE 1000	1,000.00	2	95	1,900	Total Estimated Land Improvements True Cash Value =				1,900
Description	Rate	Size	% Good	Cash Value																													
Fencing: Wd, Split, 2 Rail	11.79	125	0	0																													
D/W/P: 4in Ren. Conc.	5.57	1100	0	0																													
Description	Rate	Size	% Good	Cash Value																													
LAND IMPROVE 1000	1,000.00	2	95	1,900																													
Total Estimated Land Improvements True Cash Value =				1,900																													



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level							
Rolling							
Low							
High							
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

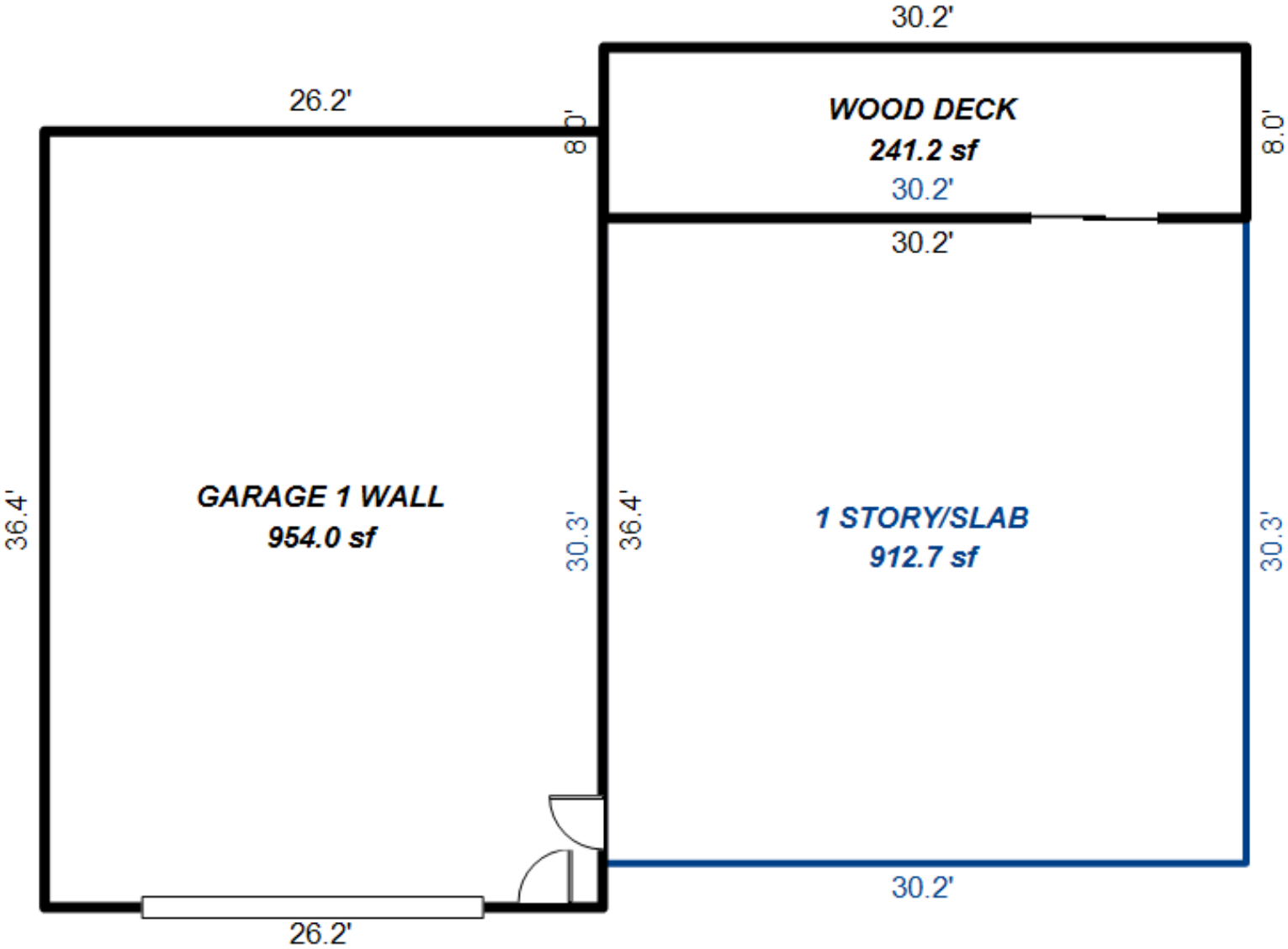
Who	When	What	2019	2018	2017	2016
			2,500	2,500	2,500	3,500
			51,100	47,100	40,900	38,500
			53,600	49,600	43,400	42,000
			43,340C	42,325C	37,929C	37,591C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 241 192	Type Treated Wood Roof Cover Onl	Year Built: 2005 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 954 % Good: 0 Storage Area: 0 No Conc. Floor: 0	241	Treated Wood	Roof Cover Onl			
	Town Home														0 Front Overhang	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: CD Effec. Age: 5 Floor Area: 912 Total Base New : 120,090 Total Depr Cost: 114,085 Estimated T.C.V: 100,395	E.C.F. X 0.880	Bsmnt Garage: Carport Area: Roof:
Duplex	0 Other Overhang	(4) Interior	Central Air Wood Furnace	(12) Electric	Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Hot Water, Wood Furnace Add-On Ground Area = 912 SF Floor Area = 912 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95		Cls CD Blt 2013										
A-Frame		Drywall Paneled	Plaster Wood T&G	Trim & Decoration		No./Qual. of Fixtures		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Siding Slab 912 84,251 80,037					
Wood Frame		Ex	Ord	Min	No. of Elec. Outlets		Average Fixture(s)		Plumbing		Average Fixture(s)		1 933 886				
Building Style: 1S		Ex	Ord	Min	Many Ave. Few		1 3 Fixture Bath		Deck		Treated Wood		241 3,473 3,299				
Yr Built 2013	Remodeled 0	Size of Closets		(7) Excavation		1 2 Fixture Bath		Softener, Auto		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Condition: Average		Lg	Ord	Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 912 S.F. Height to Joists: 0.0		Softener, Manual		Solar Water Heat		Base Cost		954 24,384 23,165				
Room List		Doors	Solid	H.C.	(8) Basement		No Plumbing		Extra Toilet		Door Opener		1 368 350				
Basement		(9) Basement Finish		Recreation SF		Ceramic Tile Floor		Ceramic Tile Wains		Water/Sewer		Public Sewer		1 1,006 956			
1st Floor		Recreation SF		Living SF		Ceramic Tub Alcove		Vent Fan		Built-Ins		Appliance Allow.		1 1,467 1,394			
2nd Floor		Walkout Doors		Walkout Doors		(14) Water/Sewer		Public Water		Notes:		ECF (409 - RURAL SUBS) 0.880 => TCV:		100,395			
Bedrooms		No Floor SF		No Floor SF		Public Sewer		Water Well									
(1) Exterior		(10) Floor Support		1		1000 Gal Septic		2000 Gal Septic									
Wood/Shingle		Joists:		1		Lump Sum Items:											
Aluminum/Vinyl		Unsupported Len:															
Brick		Cntr.Sup:															
Insulation																	
(2) Windows																	
Many Avg. Few	Large Avg. Small																
Wood Sash																	
Metal Sash																	
Vinyl Sash																	
Double Hung																	
Horiz. Slide																	
Casement																	
Double Glass																	
Patio Doors																	
Storms & Screens																	
(3) Roof																	
Gable	Gambrel																
Hip	Mansard																
Flat	Shed																
Asphalt Shingle																	
Chimney:																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZWOLAK EUGENE J & KATHRYN	BALL SAM	5,000	03/09/2009	WD	Arms Length	2009/923		100.0
HACKER WALTER & EVELYN	ZWOLAK EUGENE J & KATHRYN	17,500	06/24/2005	WD	Multiple Reference	05-0/2485		100.0

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
1947 S DICKERSON RD	School: LAKE CITY - 57020		Garage	09/10/2012	2012-0102	100%
Owner's Name/Address	P.R.E. 0%			04/21/2009	20090123	Complete
BALL SAM 1947 S DICKERSON RD Lake City MI 49651	MAP #:					
	2019 Est TCV 61,574 TCV/TFA: 34.23					

Tax Description	Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS			
. SEC 11 T22N R8W LOT 10 BURGETT SUB.	X		* Factors *			
Comments/Influences			Description	Frontage	Depth	Rate %Adj. Reason Value
			<Site Value A> RURAL LOTS			5000 100 5,000
			90 Actual Front Feet, 0.28 Total Acres			Total Est. Land Value = 5,000

Public Improvements	Land Improvement Cost Estimates			
Dirt Road	Description	Rate	Size % Good	Cash Value
Gravel Road	Fencing: Wd, Split, 2 Rail	11.09	50 50	277
Paved Road	D/W/P: 4in Ren. Conc.	5.02	285 94	1,345
Storm Sewer	Total Estimated Land Improvements True Cash Value =			1,622
Sidewalk				
Water				
Sewer				
Electric				
Gas				
Curb				
Street Lights				
Standard Utilities				
Underground Utils.				

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2019	2,500	28,300	30,800			17,196C
X Rolling							
X Low	2018	2,500	26,800	29,300			16,793C
X High							
X Landscaped	2017	2,500	20,500	23,000			16,448C
X Swamp	2016	3,500	20,400	23,900			16,302C
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	08/06/2018	INSPECTED	2018	2,500	26,800	29,300			16,793C
TPC	12/27/2017	INSPECTED	2017	2,500	20,500	23,000			16,448C
TPC	05/08/2017	INSPECTED	2016	3,500	20,400	23,900			16,302C

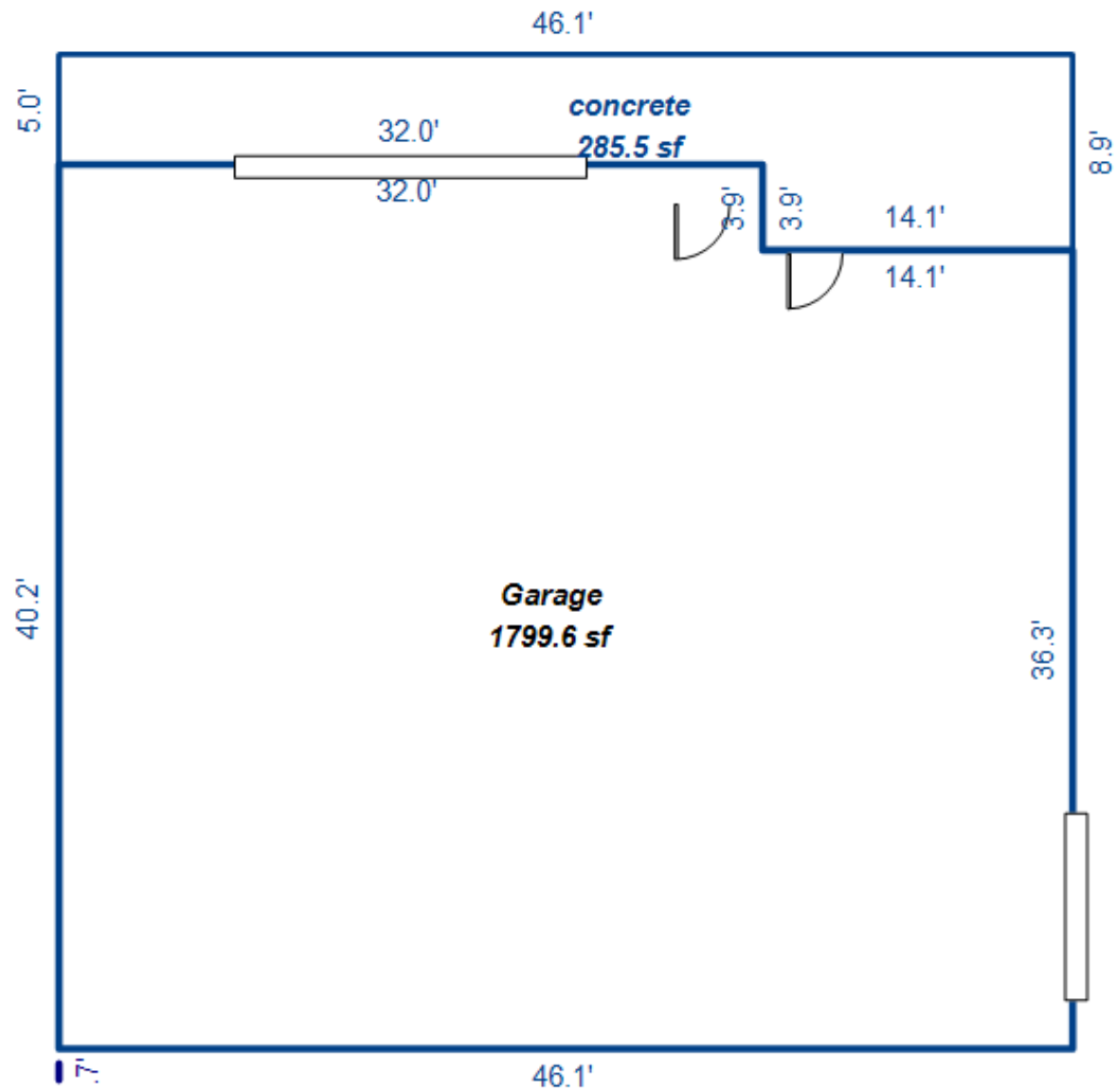
*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: BALL CONSTRUCTION STORAGE Calculator Occupancy: Sheds - Equipment 4 Wall Building																			
Class: D Floor Area: 1,799 Gross Bldg Area: 1,799 Stories Above Grd: 1 Average Sty Hght : 13 Bsmnt Wall Hght	<table border="1"> <tr><th colspan="6">Construction Cost</th></tr> <tr><th>High</th><th>Above Ave.</th><th>Ave.</th><th>X</th><th>Low</th><th></th></tr> <tr><td>**</td><td>**</td><td></td><td></td><td></td><td>**</td></tr> </table>	Construction Cost						High	Above Ave.	Ave.	X	Low		**	**				**
Construction Cost																			
High	Above Ave.	Ave.	X	Low															
**	**				**														
Depr. Table : 4% Effective Age : 5 Physical %Good: 82 Func. %Good : 100 Economic %Good: 100	<p>** ** Calculator Cost Data ** **</p> <p>Quality: Average</p> <p>Heat#1: Hot Water, Baseboard/Radiato 100</p> <p>Heat#2: No Heating or Cooling 0%</p> <p>Ave. SqFt/Story: 1799</p> <p>Ave. Perimeter: 172</p> <p>Has Elevators:</p>																		
2009 Year Built 2012 Remodeled	<p>*** Basement Info ***</p> <p>Area:</p> <p>Perimeter:</p> <p>Type:</p> <p>Heat: Hot Water, Radiant Floor</p>																		
13 Overall Bldg Height	<p>* Mezzanine Info *</p> <p>Area #1:</p> <p>Type #1:</p> <p>Area #2:</p> <p>Type #2:</p>																		
Comments:	<p>* Sprinkler Info *</p> <p>Area:</p> <p>Type: Average</p>																		

<p><<<<< Calculator Cost Computations >>>>></p> <p>Class: D Quality: Average</p> <p>Stories: 1 Story Height: 13 Perimeter: 172</p> <p>Overall Building Height: 13</p>	
Base Rate for Upper Floors = 23.98	
(10) Heating system: Hot Water, Baseboard/Radiators Cost/SqFt: 9.58 100%	Adjusted Square Foot Cost for Upper Floors = 33.56
Total Floor Area: 1,799	Base Cost New of Upper Floors = 60,374
Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0	Reproduction/Replacement Cost = 60,374
ECF (201A GENERAL COMMERCIAL)	Total Depreciated Cost = 49,507
Replacement Cost/Floor Area= 33.56	1.110 => TCV of Bldg: 1 = 54,952
	Est. TCV/Floor Area= 30.55

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical		Thickness
	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
(3) Frame:	Total Fixtures	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
	3-Piece Baths	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:	2-Piece Baths	(13) Roof Structure: Slope=0	
	Shower Stalls	(14) Roof Cover:	
(5) Floor Cover:	Toilets		
	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		
(6) Ceiling:	(9) Sprinklers:		
	(10) Heating and Cooling:		
	Gas Oil Coal Stoker Hand Fired Boiler		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		2,500	01/01/1999	WD	Download	272:926		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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W JENNINGS RD	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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INDIAN LAKES L C MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429	2019 Est TCV 9,000					
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Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS			
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Public Improvements	* Factors *						
	Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value

	<Site Value A> RURAL LOTS					5000 100	5,000
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	<Site Value D> 180-BURGETT JEN					4000 100	4,000
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	199 Actual Front Feet, 0.62 Total Acres Total Est. Land Value =						9,000
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Tax Description	X	Dirt Road					
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. SEC 11 T22N R8W LOT 11 BURGETT SUB.	X	Gravel Road					
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Comments/Influences	X	Paved Road					
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	X	Storm Sewer					
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	X	Sidewalk					
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	X	Water					
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	X	Sewer					
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	X	Electric					
--	---	----------	--	--	--	--	--

	X	Gas					
--	---	-----	--	--	--	--	--

	X	Curb					
--	---	------	--	--	--	--	--

	X	Street Lights					
--	---	---------------	--	--	--	--	--

	X	Standard Utilities					
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	X	Underground Utils.					
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	X	Topography of Site					
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	X	Level					
--	---	-------	--	--	--	--	--

	X	Rolling					
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	X	Low					
--	---	-----	--	--	--	--	--

	X	High					
--	---	------	--	--	--	--	--

	X	Landscaped					
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	X	Swamp					
--	---	-------	--	--	--	--	--

	X	Wooded					
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	X	Pond					
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	X	Waterfront					
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	X	Ravine					
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	X	Wetland					
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	X	Flood Plain					
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2019	4,500	0	4,500			2,099C
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2018	4,500	0	4,500			2,050C
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2017	4,500	0	4,500			2,008C
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2016	5,500	0	5,500			1,991C
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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BURGETT RICHARD E	BALL SAMUEL R & RACHEL	2,000	12/21/2010	WD	Arms Length	2010-5605WD	PTA	100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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W JENNINGS RD	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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BALL SAMUEL R & RACHEL 1947 S DICKERSON RD LAKE CITY MI 49651	2019 Est TCV 4,000
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Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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<Site Value D> 180-BURGETT JEN					4000	100		4,000
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90 Actual Front Feet, 0.28 Total Acres					Total Est. Land Value =			4,000
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Tax Description	X	Value
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. SEC 11 T22N R8W LOT 12 BURGETT SUB.	X	
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Comments/Influences	X	Value
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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	X	
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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
KEELY DARLENE K LIFE ESTA	KEELY DARLENE K	0	08/28/2014	QC	QUIT CLAIM	2014-02943		0.0			
KEELY DARLENE K	HAUSERMAN ELIZABETH & SCH	65,000	08/28/2014	LC	LAND CONTRACT	2014-02944		100.0			
KEELY DARLINE & FOX DAVID	HAUSERMAN ELIZABETH & SCH	0	08/28/2014	LC	ASSIGNMENT OF INTERE	2014-02957	PTA	0.0			
KEELY DARLENE K	KEELY DARLENE K & FOX DAV	1	08/27/2014	QC	QUIT CLAIM	2014-02956	PTA	0.0			
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status			
7950 W JENNINGS RD		School: LAKE CITY - 57020									
Owner's Name/Address		P.R.E. 100% 09/15/2014									
HAUSERMAN ELIZABETH & SCHWAB RYAN 7950 W JENNINGS RD LAKE CITY MI 49651		MAP #:									
		2019 Est TCV 62,107 TCV/TFA: 55.06									
		X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS							
Tax Description		Public Improvements		* Factors *							
. SEC 11 T22N R8W LOT 13 BURGETT SUB.		Dirt Road		Description	Frontage	Depth	Front	Rate %Adj. Reason	Value		
Comments/Influences		Gravel Road		<Site Value D> 180-BURGETT JEN	4000	100			4,000		
2014 PUBLIC MARKETING REMARKS CUTE RANCH WITH 3 BEDROOMS AND W 2 BATHS. THE WELL, FURNACE AND ROOF ARE ALL NEWER. CLOSE TO TOWN, THE LAKE AND CADILLAC. THIS HOUSE IS IN THE RIGHT LOCATION IF YOU WANT TO BE IN LAKE CITY BUT BE CLOSE TO CADILLAC.		Paved Road		90 Actual Front Feet, 0.28 Total Acres					Total Est. Land Value =	4,000	
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size % Good		Cash Value			
		Water		Residential Local Cost Land Improvements							
		Sewer		Description	Rate	Size % Good		Cash Value			
		Electric		LAND IMPROVE 1000	1,000.00	1 95		950			
		Gas		Total Estimated Land Improvements True Cash Value =					950		
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Rolling		2019	2,000	29,100	31,100			25,921C	
		Low									
		High									
		Landscaped									
		Swamp									
		X Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What	2017	2,000	24,900	26,900		24,794C	
		The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		TPC 12/27/2017 INSPECTED	2018	2,000	26,800	28,800		25,314C	
				TPC 03/30/2015 INSPECTED							
				TPC 04/27/2014 INSPECTED							
				2016	2,000	22,800	24,800			24,573C	



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 40	Type WCP (1 Story)	Year Built: 1975 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Plaster X Paneled Wood T&G											
Building Style: BOCA/STATE		Trim & Decoration												
Yr Built 1975	Remodeled 0	Ex	X	Ord		Min								
Condition: Average		Lg	X	Ord		Small								
Room List		(5) Floors		Central Air Wood Furnace										
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			200		Amps Service					
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures										
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex.	X	Ord.		Min	Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1975					
	Insulation			No. of Elec. Outlets					(11) Heating System: Forced Heat & Cool					
	(2) Windows			Many	X	Ave.		Few	Ground Area = 1128 SF Floor Area = 1128 SF.					
X	Many Avg. Few	X	Large Avg. Small	(7) Excavation					Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(8) Basement					Building Areas					
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Basement: 0 S.F. Crawl: 1128 S.F. Slab: 0 S.F. Height to Joists: 0.0					Stories Exterior Foundation Size Cost New Depr. Cost					
	(3) Roof			(8) Basement					1 Story Siding Crawl Space 1,128 Total: 104,892 73,424					
X	Gable Hip Flat	Gambrel Mansard Shed		(9) Basement					Plumbing					
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF		(10) Floor Support					Average Fixture(s) 1 933 653					
	Chimney: Metal	Joists: Unsupported Len: Cntr.Sup:		(11) Heating/Cooling					2 Fixture Bath 1 1,970 1,379					
		No Floor SF		(12) Electric					Water/Sewer					
				(13) Plumbing					1000 Gal Septic 1 3,453 2,417					
				(14) Water/Sewer					Water Well, 100 Feet 1 4,280 2,996					
				(15) Fireplaces					Porches					
				(16) Porches/Decks					WCP (1 Story) 40 1,894 1,326					
				(17) Garage					Garages					
				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic					Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
				Lump Sum Items:					Base Cost 576 18,824 13,177					
									Common Wall: 1 Wall 1 -2,038 -1,427					
									Door Opener 1 415 290					
									Built-Ins					
									Appliance Allow. 1 1,467 1,027					
									Totals: 136,090 95,262					
									Notes: HUD					
									ECF (409 - RURAL SUBS) 0.600 => TCV: 57,157					

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PAULEY COREEN M & WILLIAM	DREWS KENNETH & IRENE	15,000	01/15/2016	WD	Arms Length	2016-00137	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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W JENNINGS RD	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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DREWS KENNETH & IRENE 7558 W FOREST DR LAKE CITY MI 49651	2019 Est TCV 10,985 TCV/TFA: 0.00
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X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS
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Public Improvements	* Factors *
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Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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. SEC 11 T22N R8W LOT 14 BURGETT SUB.	<Site Value D> 180-BURGETT JEN					4000	100		4,000
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Comments/Influences	90 Actual Front Feet, 0.28 Total Acres	Total Est. Land Value =	4,000
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	X	Dirt Road	
	X	Gravel Road	
	X	Paved Road	
	X	Storm Sewer	
	X	Sidewalk	
	X	Water	
	X	Sewer	
	X	Electric	
	X	Gas	
	X	Curb	
	X	Street Lights	
	X	Standard Utilities	
X	Underground Utils.		

Topography of Site

	X	Level	
	X	Rolling	
	X	Low	
	X	High	
	X	Landscaped	
	X	Swamp	
	X	Wooded	
	X	Pond	
	X	Waterfront	
	X	Ravine	
X	Wetland		
X	Flood Plain		

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	2,000	3,500	5,500			5,500S
2018	2,000	3,800	5,800			5,717C
2017	2,000	3,600	5,600			5,600S
2016	2,000	3,400	5,400			4,381C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage						
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	Gas	Oil	Elec.	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1986 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0									
	Mobile Home			Wood Frame	Drywall Paneled	Plaster Wood T&G									Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: CD Effec. Age: 20 Floor Area: 0 Total Base New : 9,922 Total Depr Cost: 7,938 Estimated T.C.V: 6,985	E.C.F. X 0.880	Bsmnt Garage: Carport Area: Roof:		
	Town Home	(4) Interior		X No Heating/Cooling			Central Air Wood Furnace	Class: CD Effec. Age: 20 Floor Area: 0 Total Base New : 9,922 Total Depr Cost: 7,938 Estimated T.C.V: 6,985		E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:								
	Duplex	Trim & Decoration		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family GRG		Cls CD		Blt 1986									
	A-Frame	Ex Ord Min		0 Amps Service			(11) Heating System: No Heating/Cooling		Ground Area = 0 SF		Floor Area = 0 SF.									
	Building Style: GRG	Size of Closets		No./Qual. of Fixtures			Ground Area = 0 SF		Floor Area = 0 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80									
	Yr Built 1986 GAR	Lg Ord Small		Ex. Ord. Min			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
	Remodeled 0	Doors Solid H.C.		No. of Elec. Outlets			Garages		Class: CD		Exterior: Pole (Unfinished)		Base Cost		480		9,922		7,938	
	Condition: Average	(5) Floors		(13) Plumbing			Notes:		ECF (409 - RURAL SUBS) 0.880 => TC		V:		6,985							
	Room List	Kitchen: Other: Other:		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																
	Basement	(6) Ceilings		1																
	1st Floor	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer																
	2nd Floor	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																
	Bedrooms	(7) Excavation		Lump Sum Items:																
	(1) Exterior	Recreation SF Living SF Walkout Doors No Floor SF																		
	Wood/Shingle	(8) Basement																		
	Aluminum/Vinyl																			
	Brick																			
	Insulation																			
	(2) Windows																			
	Many Avg. Few																			
	Large Avg. Small																			
	Wood Sash																			
	Metal Sash																			
	Vinyl Sash																			
	Double Hung																			
	Horiz. Slide																			
	Casement																			
	Double Glass																			
	Patio Doors																			
	Storms & Screens																			
	(3) Roof																			
	Gable																			
	Hip																			
	Flat																			
	Asphalt Shingle																			
	Chimney:																			

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KOLLAR DOUGLAS R	JONES DONA L	55,000	04/16/2012	LC	LAND CONTRACT	2012-041143 LC		100.0
HAMMOND WILHELMINE ESTATE	KOLLAR DOUGLAS R	1	12/28/2007	QC	QUIT CLAIM	2011-02602	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7914 W JENNINGS RD						
Owner's Name/Address	School: LAKE CITY - 57020					
JONES DONA L 7914 W JENNINGS RD LAKE CITY MI 49651	P.R.E. 100% 04/30/2012					
	MAP #:					
	2019 Est TCV 84,818 TCV/TFA: 69.92					

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS				
			Description	Frontage	Depth	Value	
KOLLAR DOUGLAS R 1483 PRATT DR LAPEER MI 48446	X		* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	
			<Site Value D> 180-BURGETT JEN	90	100	4000 100	
			90 Actual Front Feet, 0.28 Total Acres			Total Est. Land Value =	4,000
			Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
			D/W/P: 3.5 Concrete	5.00	212 71	753	
			Residential Local Cost Land Improvements				
			Description	Rate	Size % Good	Cash Value	
			LAND IMPROVE 1000	1,000.00	1 95	950	
			Total Estimated Land Improvements True Cash Value =			1,703	



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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2019	2,000	40,400	42,400			31,495C
Rolling	2018	2,000	35,400	37,400			30,757C
Low	2017	2,000	33,600	35,600			30,125C
High	2016	2,000	33,300	35,300			29,857C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who	When	What					
TPC	12/27/2017	INSPECTED					
TPC	03/30/2015	INSPECTED					
TPC	04/26/2014	INSPECTED					

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Area	Type	28	CCP (1 Story)	Year Built: 1972		
			Insulation		Wood											Coal	Steam	Interior 2 Story	40	Treated Wood	Car Capacity:
		0	Front Overhang														
		0	Other Overhang														
		(4) Interior															
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G												
Building Style: 1S		Trim & Decoration															
Yr Built 1972		Ex		X	Ord												
Remodeled 1985		Min															
Condition: Average		Lg		X	Ord												
Room List		Small															
		Doors			Solid	X	H.C.										
		(5) Floors															
Basement		Kitchen:															
1st Floor		Other:															
2nd Floor		Other:															
Bedrooms		(6) Ceilings															
(1) Exterior		X Drywall															
Wood/Shingle		Ex.		X	Ord.												
Aluminum/Vinyl		No. of Elec. Outlets															
Brick		Many		X	Ave.												
Insulation		(7) Excavation															
(2) Windows		Basement: 0 S.F.															
Many		Crawl: 1213 S.F.															
Avg.		Slab: 0 S.F.															
X Avg.		Height to Joists: 0.0															
X Few		(8) Basement															
Wood Sash		Conc. Block															
X Metal Sash		Poured Conc.															
Vinyl Sash		Stone															
X Double Hung		Treated Wood															
Horiz. Slide		Concrete Floor															
Casement		(9) Basement Finish															
Double Glass		Recreation SF															
X Patio Doors		Living SF															
Storms & Screens		Walkout Doors															
(3) Roof		No Floor SF															
X Gable		(10) Floor Support															
Hip		Public Water															
Flat		Public Sewer															
X Asphalt Shingle		Water Well															
Chimney: Metal		1000 Gal Septic															
		2000 Gal Septic															
		Lump Sum Items:															

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MAJORS LINDSAY	SKAGGS SHANA R	98,000	03/30/2015	WD	WARRANTY DEED	2015-01013	PTA	100.0
BRONKEMA CHAD G & JILLIAN	MAJORS LINDSAY (MW)	79,000	10/01/2009	WD	Arms Length	2009/3458		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7898 W JENNINGS RD			Addition	03/16/2010	20100074	100%

Owner's Name/Address	MAP #:
SKAGGS SHANA R 7898 W JENNINGS ROAD LAKE CITY MI 49651	2019 Est TCV 103,983 TCV/TFA: 89.33

Tax Description	Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS																																				
. SEC 11 T22N R8W LOT 16 & 17 BURGETT SUB. COMBINED W 180-017-00 FOR 2010	X		<table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td><Site Value D> 180-BURGETT JEN</td> <td></td> <td></td> <td></td> <td></td> <td>4000</td> <td>100</td> <td></td> <td>4,000</td> </tr> <tr> <td><Site Value D> 180-BURGETT JEN</td> <td></td> <td></td> <td></td> <td></td> <td>4000</td> <td>100</td> <td></td> <td>4,000</td> </tr> <tr> <td colspan="8">180 Actual Front Feet, 0.56 Total Acres</td> <td>Total Est. Land Value = 8,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	<Site Value D> 180-BURGETT JEN					4000	100		4,000	<Site Value D> 180-BURGETT JEN					4000	100		4,000	180 Actual Front Feet, 0.56 Total Acres								Total Est. Land Value = 8,000
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																															
<Site Value D> 180-BURGETT JEN					4000	100		4,000																															
<Site Value D> 180-BURGETT JEN					4000	100		4,000																															
180 Actual Front Feet, 0.56 Total Acres								Total Est. Land Value = 8,000																															

Comments/Influences	Public Improvements	Land Improvement Cost Estimates															
Removed sheds for 2010 per Mike Klein 009-180-017-00 Combined with this Pcl on 09-22-09	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>Fencing: Wire Mesh, #9</td> <td>2.88</td> <td>250</td> <td>94</td> <td>677</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>677</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	Fencing: Wire Mesh, #9	2.88	250	94	677	Total Estimated Land Improvements True Cash Value =				677
Description	Rate	Size	% Good	Cash Value													
Fencing: Wire Mesh, #9	2.88	250	94	677													
Total Estimated Land Improvements True Cash Value =				677													

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2019	4,000	48,000	52,000			48,093C
Rolling	2018	4,000	44,300	48,300			46,966C
Low	2017	4,000	42,000	46,000			46,000S
High	2016	4,000	41,700	45,700			45,700S
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

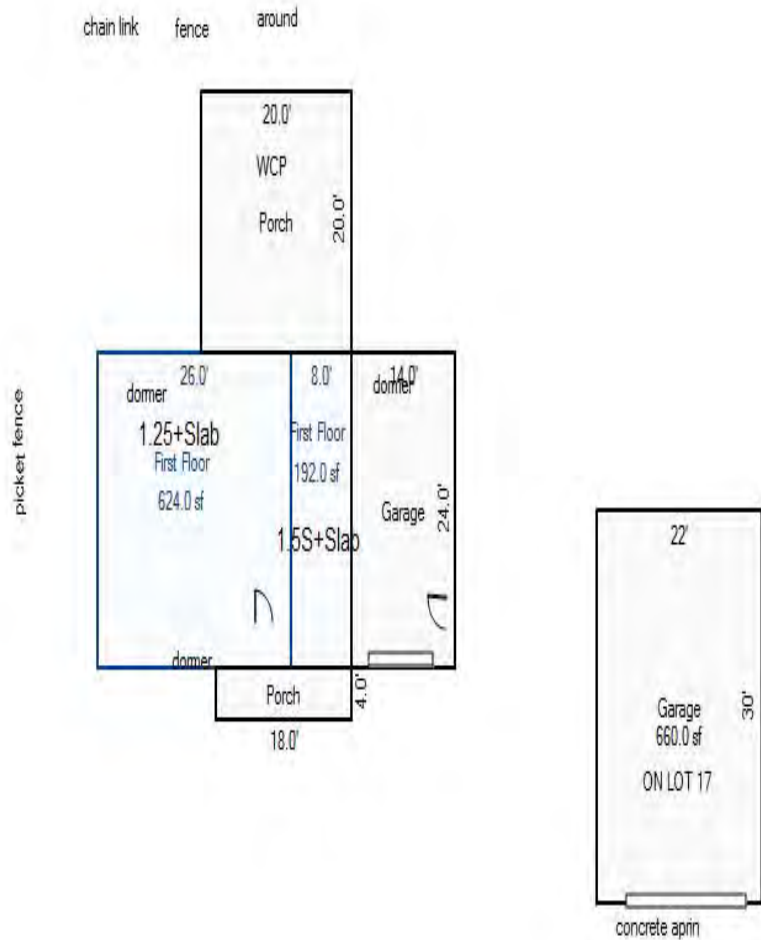


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 400 72	Type WCP (1 Story) WPP	Year Built: 1980 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 336 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G													
Building Style: 1.25S		Trim & Decoration																
Yr Built	Remodeled	Ex	X	Ord		Min	Size of Closets											
1972	201	2012					Lg	X	Ord		Small	Doors				Solid	X	H.C.
Condition: Average		(5) Floors		Central Air Wood Furnace			(12) Electric			150 Amps Service			Class: C Effec. Age: 30 Floor Area: 1,164 Total Base New : 154,720 Total Depr Cost: 108,302 Estimated T.C.V: 95,306			E.C.F. X 0.880		
Room List		Kitchen: Other: Other:		(6) Ceilings			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S			Cls C			Blt 1972		
	Basement 1st Floor 2nd Floor 3 Bedrooms						Ex. X Ord. Min			(11) Heating System: Forced Air w/ Ducts Ground Area = 816 SF Floor Area = 1164 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70								
(1) Exterior		X	Drywall	No. of Elec. Outlets			Many X Ave. Few			Building Areas								
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		(13) Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost								
	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 816 S.F. Height to Joists: 0.0		1 2			1 2			1.25 Story Siding Slab 624 1.5 Story Siding Slab 192 1 Story Siding Overhang 96			Total: 104,379			73,065		
(2) Windows		(8) Basement		Other Additions/Adjustments			Plumbing											
X	Many Avg. X Few	Large Avg. X Small		Average Fixture(s) 3 Fixture Bath			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Average Fixture(s) 3 Fixture Bath			Water/Sewer		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			1000 Gal Septic Water Well, 50 Feet			Porches			WCP (1 Story) WPP		
(3) Roof		(9) Basement Finish		Plumbing			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost 336 13,212 9,248 Common Wall: 1 Wall 1 -2,038 -1,427 Door Opener 1 415 290		
X	Gable Hip Flat	Gambrel Mansard Shed		(14) Water/Sewer			Lump Sum Items:			Class: C Exterior: Pole (Unfinished)			Base Cost 660 13,992 9,794 Door Opener 1 415 290					
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic						Built-Ins			Appliance Allow. 1 2,099 1,469					
Chimney: Stone		(10) Floor Support		Lump Sum Items:														
		Joists: Unsupported Len: Cntr.Sup:		1 1														

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



Sketch by Apex Medina™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PRAY JOSEPH E	PRAY JOSEPH E TRUST	0	02/03/2011	WD	WARRANTY DEED	2011-00889	PTA	0.0
		4,300	09/01/1997	WD	Download	313:1260		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
------------------	--------------------------	---------	--------------------	------	--------	--------

S CAROLYN AVE	School: LAKE CITY - 57020					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
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PRAY JOSEPH E TRUST 316 W SEMINARY CHARLOTTE MI 48813	2019 Est TCV 30,326 TCV/TFA: 0.00
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X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
-------------	----------	-------	-------	-------	------	-------	--------	-------

<Site Value J> CAROLYN'S AREA					7000	100		7,000
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100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	7,000
---	--	--	--	--	--	--	-------------------------	-------

Tax Description	X	Public Improvements
-----------------	---	---------------------

. SEC 2 T22N R8W LOT 1 CAROLYN'S PLAT.	X	Dirt Road
--	---	-----------

Comments/Influences		Gravel Road
---------------------	--	-------------

		Paved Road
--	--	------------

		Storm Sewer
--	--	-------------

		Sidewalk
--	--	----------

		Water
--	--	-------

	X	Sewer
--	---	-------

	X	Electric
--	---	----------

	X	Gas
--	---	-----

		Curb
--	--	------

		Street Lights
--	--	---------------

		Standard Utilities
--	--	--------------------

		Underground Utils.
--	--	--------------------

Topography of Site

Level

Rolling

Low

X High

Landscaped

Swamp

Wooded

Pond

Waterfront

Ravine

Wetland

Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
------	------------	----------------	----------------	-----------------	----------------	---------------

2019	3,500	11,700	15,200			11,286C
------	-------	--------	--------	--	--	---------

2018	2,000	10,200	12,200			11,022C
------	-------	--------	--------	--	--	---------

2017	2,000	9,600	11,600			10,796C
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2016	3,000	9,000	12,000			10,700C
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Missaukee, Michigan						
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1997 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1664 % Good: 87 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 0.880	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: CD Effec. Age: 5 Floor Area: 0 Total Base New : 30,468 Total Depr Cost: 26,507 Estimated T.C.V: 23,326
	Town Home	0 Other Overhang	X No Heating/Cooling			Central Air Wood Furnace									
	Duplex	(4) Interior	Trim & Decoration			(12) Electric									
	A-Frame	Drywall Paneled	Plaster Wood T&G	Ex. Ord Min			0 Amps Service								
	Wood Frame	Size of Closets			No./Qual. of Fixtures										
	Building Style: GRG	Ex	Ord	Min	Ex. Ord Min										
	Yr Built 0	Lg Ord Small			No. of Elec. Outlets										
	Remodeled 0	Doors	Solid	H.C.	Many Ave. Few										
	Condition: Good	(5) Floors			(13) Plumbing										
	Room List	Kitchen: Other: Other:			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
	Basement	(6) Ceilings			1 Average Fixture(s)										
	1st Floor	No. of Elec. Outlets			3 Fixture Bath										
	2nd Floor	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 Fixture Bath										
	Bedrooms	(7) Excavation			Softener, Auto										
	(1) Exterior	Basement Finish			Softener, Manual										
	Wood/Shingle	Recreation SF Living SF Walkout Doors No Floor SF			Solar Water Heat										
	Aluminum/Vinyl	(9) Basement			No Plumbing										
	Brick	Recreation SF Living SF Walkout Doors No Floor SF			Extra Toilet										
	Insulation	(10) Floor Support			Extra Sink										
	(2) Windows	Joists: Unsupported Len: Cntr.Sup:			Separate Shower										
	Many Avg. Few	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Ceramic Tile Floor										
	Large Avg. Small	Lump Sum Items:			Ceramic Tile Wains										
	Wood Sash				Ceramic Tub Alcove										
	Metal Sash				Vent Fan										
	Vinyl Sash														
	Double Hung														
	Horiz. Slide														
	Casement														
	Double Glass														
	Patio Doors														
	Storms & Screens														
	(3) Roof														
	Gable														
	Hip														
	Flat														
	Asphalt Shingle														
	Chimney:														
<p>Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 0 (11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: C Exterior: Pole (Unfinished) Base Cost 1664 30,468 26,507 * Totals: 30,468 26,507 Notes: ECF (409 - RURAL SUBS) 0.880 => TCv: 23,326</p>															

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



Sketch by Ages IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DELINE STEVEN	NICHOLS THOMAS A & JENNIF	190,000	11/13/2017	WD	New Construction	2017-03612	PTA	100.0
STANHOPE ROBERT F & KRIST	DELINE STEVEN	30,000	10/14/2015	WD	Arms Length	2015-03492	PTA	100.0
		6,000	05/01/1999	WD	Download	328:273		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
267 S CAROLYN AVE			ALTERATION	12/10/2015	2015-0642	100%
		P.R.E. 100% 11/14/2017	New House	07/11/2007	20070437	100%

Owner's Name/Address	MAP #:	2019 Est TCV 154,893 TCV/TFA: 89.43
NICHOLS THOMAS A & JENNIFER L 267 S CAROLYN AVE LAKE CITY MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS
. SEC 2 T22N R8W LOT 2 CAROLYN'S PLAT.			

Comments/Influences	X	Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Dirt Road		<Site Value J> CAROLYN'S AREA					7000	100		7,000
		Gravel Road		100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	7,000

Comments/Influences	X	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
			D/W/P: 4in Concrete	5.29	92	50	243
	X		D/W/P: 4in Concrete	5.29	12	50	31
	X		D/W/P: 4in Ren. Conc.	6.21	440	50	1,366
	X		Total Estimated Land Improvements True Cash Value =				1,640

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling	2019	3,500	73,900	77,400			73,299C
Low							
High							
Landscaped							
Swamp							
X Wooded	2018	2,000	68,800	70,800			70,800S
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who	2017						
When	2016						
What							
TPC 08/10/2018 INSPECTED							
JWV 09/01/2017 INSPECTED							
JWV 12/24/2016 INSPECTED							

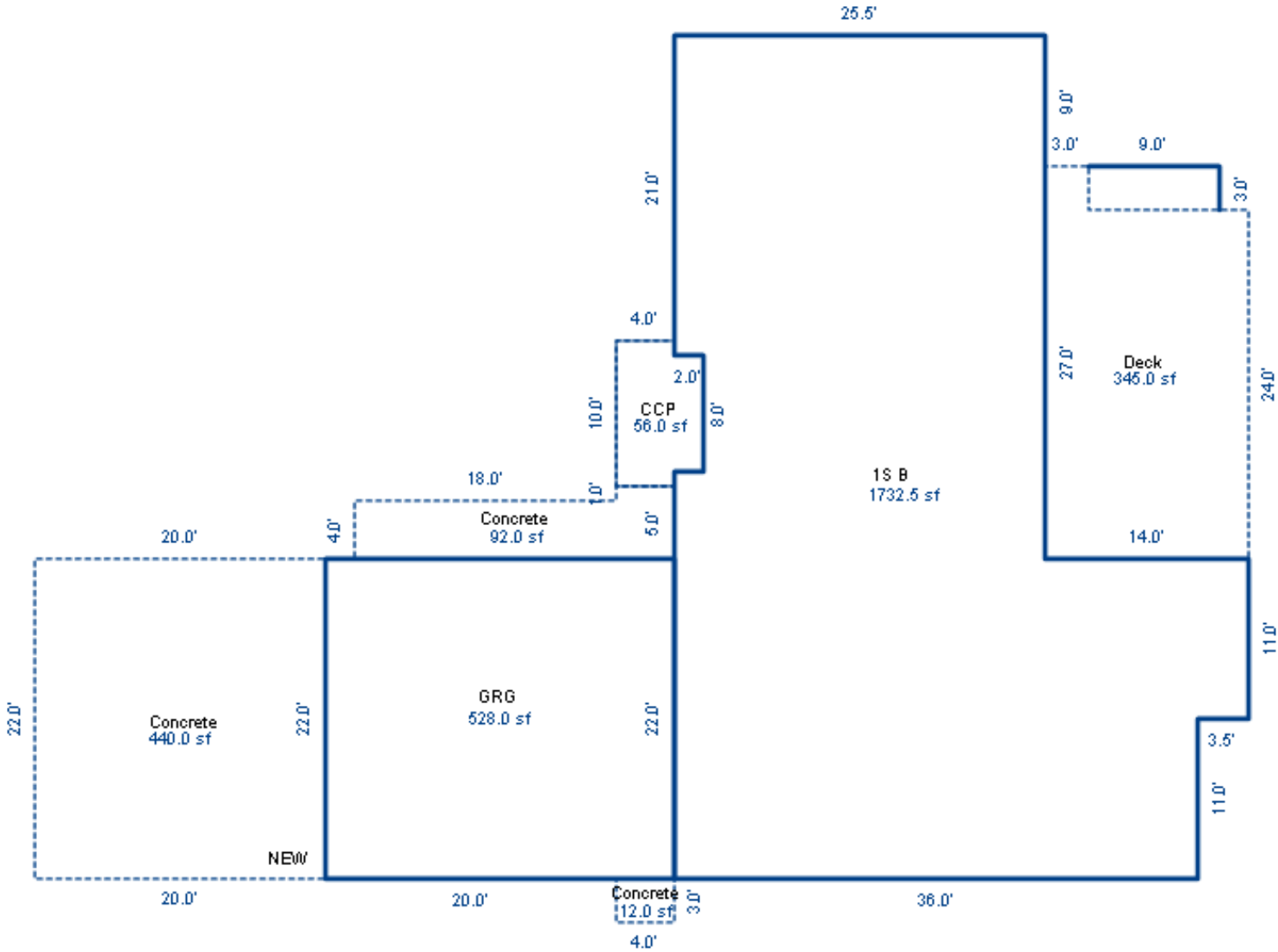
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 56 372	Type CCP (1 Story) WPP	Year Built: 2008 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																											
Building Style: 1S		Trim & Decoration																														
Yr Built 1977 REL		Remodeled 2017		Ex X Ord Min			Size of Closets																									
Condition: Average		Lg X Ord Small		Doors Solid X H.C.																												
Room List		(5) Floors		Central Air Wood Furnace																												
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			0 Amps Service																									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures																												
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex. X Ord. Min			No. of Elec. Outlets																									
	Insulation	(7) Excavation		Many X Ave. Few			(13) Plumbing																									
(2) Windows		Basement: 1732 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																												
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			(14) Water/Sewer																									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																									
(3) Roof		(9) Basement Finish					Lump Sum Items:																									
X	Gable Hip Flat		Recreation SF Living SF 1 Walkout Doors No Floor SF																													
X	Asphalt Shingle		(10) Floor Support																													
Chimney:		Joists: Unsupported Len: Cntr.Sup:																														
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1732 SF Floor Area = 1732 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>1,732</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>175,830</td> <td>140,675</td> </tr> </tbody> </table> Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 1,942 1,554 Plumbing Average Fixture(s) 1 1,120 896 3 Fixture Bath 1 3,525 2,820 Porches CCP (1 Story) 56 1,265 1,012 WPP 372 4,750 3,800 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 18,824 15,059 Common Wall: 1 Wall 1 -2,038 -1,630 Door Opener 1 415 332 Built-Ins Appliance Allow. 1 2,099 1,679 Totals: 207,732 166,197															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,732			Total:				175,830	140,675
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																											
1 Story	Siding	Basement	1,732																													
Total:				175,830	140,675																											
Notes: 1977 HOME RELOCATED 2007 VACANT & STUDS INTERIOR 2016 ECF (409 - RURAL SUBS) 0.880 => TCV: 146,253																																

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STANHOPE WARREN, ROBERT &	SWIDERSKI DALE & BERKMAN	115,000	09/27/2013	WD	ESTATE SALE	2013-03373 WD	PTA	100.0
STANHOPE WARREN M & DOROT	STANHOPE WARREN, ROBERT &	0	01/19/2007	QC	Not Qualified	2020/0717		0.0
		6,000	05/01/1999	WD	Download	328:1		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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255 S CAROLYN AVE	School: LAKE CITY - 57020					
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	P.R.E. 100% 02/24/2014					
--	------------------------	--	--	--	--	--

Owner's Name/Address	MAP #:
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SWIDERSKI DALE & BERKMAN PHYLLIS P O BOX 212 LAKE CITY MI 49651	2019 Est TCV 158,591 TCV/TFA: 91.35
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X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
-------------	----------	-------	-------	-------	------	-------	--------	-------

<Site Value J> CAROLYN'S AREA					7000	100		7,000
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100 Actual Front Feet, 0.34 Total Acres					Total Est. Land Value =			7,000
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Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates
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. SEC 2 T22N R8W LOT 3 CAROLYN'S PLAT.	X	Dirt Road		Description	Rate	Size	% Good	Cash Value
--	---	-----------	--	-------------	------	------	--------	------------

Comments/Influences	X	Gravel Road		D/W/P: 4in Ren. Conc.	6.21	960	0	0
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	X	Paved Road		D/W/P: 3.5 Concrete	5.00	400	0	0
--	---	------------	--	---------------------	------	-----	---	---

	X	Storm Sewer		Residential Local Cost Land Improvements				
--	---	-------------	--	--	--	--	--	--

	X	Sidewalk		Description	Rate	Size	% Good	Cash Value
--	---	----------	--	-------------	------	------	--------	------------

	X	Water		LAND IMPROVE 1000	1,000.00	1	94	940
--	---	-------	--	-------------------	----------	---	----	-----

	X	Sewer		Total Estimated Land Improvements True Cash Value =				940
--	---	-------	--	---	--	--	--	-----

	X	Electric						
--	---	----------	--	--	--	--	--	--

	X	Gas						
--	---	-----	--	--	--	--	--	--

		Curb						
--	--	------	--	--	--	--	--	--

		Street Lights						
--	--	---------------	--	--	--	--	--	--

		Standard Utilities						
--	--	--------------------	--	--	--	--	--	--

		Underground Utils.						
--	--	--------------------	--	--	--	--	--	--

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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Level	2019	3,500	75,800	79,300			64,713C
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Rolling	2018	2,000	69,500	71,500			63,197C
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Low	2017	2,000	65,400	67,400			61,898C
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High	2016	3,000	68,600	71,600			61,346C
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Landscaped							
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Swamp							
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Wooded							
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Pond							
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Waterfront							
------------	--	--	--	--	--	--	--

Ravine							
--------	--	--	--	--	--	--	--

Wetland							
---------	--	--	--	--	--	--	--

Flood Plain							
-------------	--	--	--	--	--	--	--

Who	When	What	2019	3,500	75,800	79,300		64,713C
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JWV	06/18/2018	INSPECTED	2018	2,000	69,500	71,500		63,197C
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TPC	12/27/2017	INSPECTED	2017	2,000	65,400	67,400		61,898C
-----	------------	-----------	------	-------	--------	--------	--	---------

TPC	10/14/2013	INSPECTED	2016	3,000	68,600	71,600		61,346C
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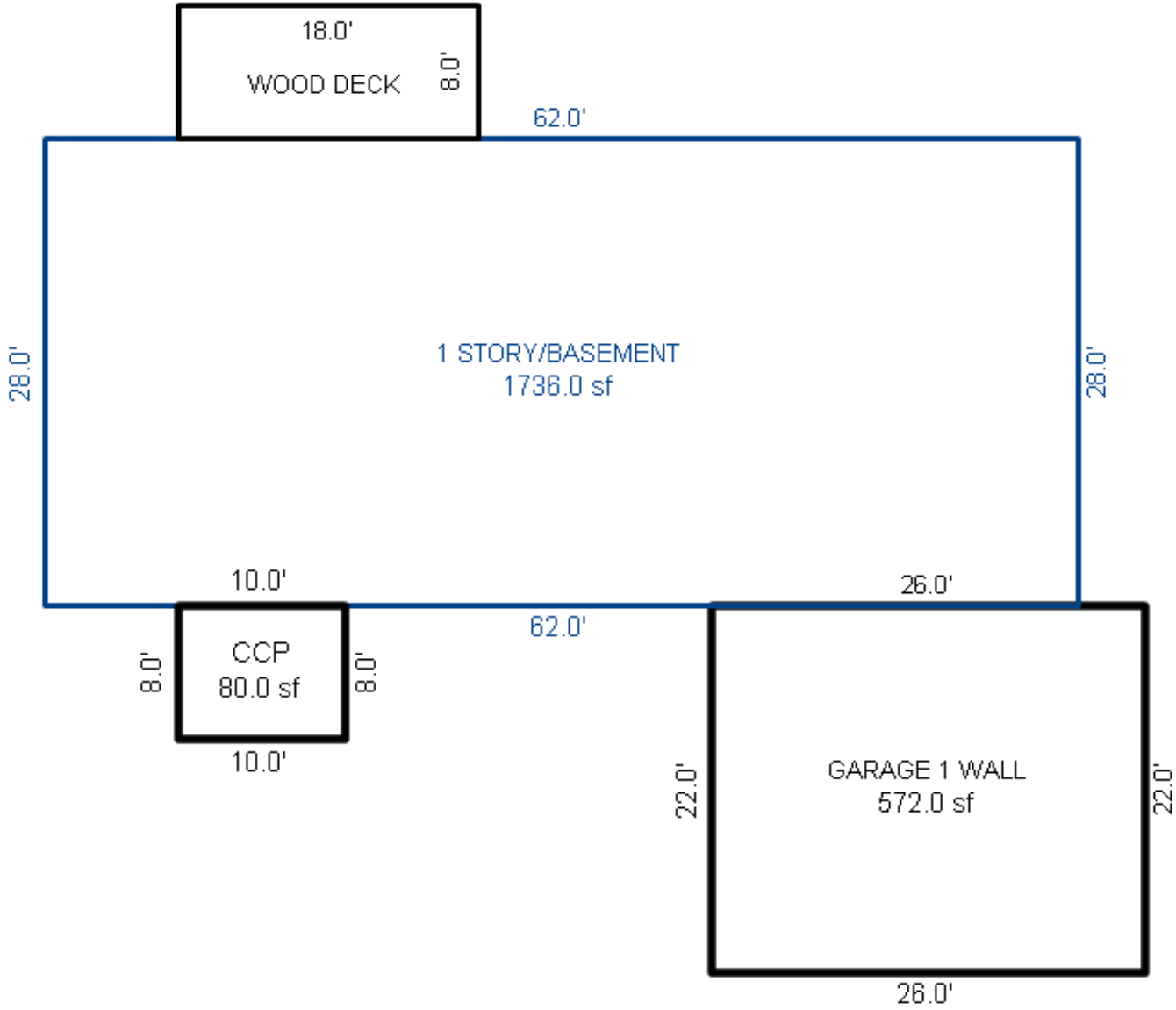
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 80 128	Type CCP (1 Story) Treated Wood	Year Built: 1999 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 572 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration														
Yr Built 1999	Remodeled 0	Ex	X	Ord		Min										
Condition: Average		Lg	X	Ord		Small										
Room List		(5) Floors														
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:					(12) Electric									
		150		Amps Service												
		(6) Ceilings														
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall				Ex.	X	Ord.		Min					
		(7) Excavation														
		Basement: 1736 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0														
(2) Windows		(8) Basement														
X	Many Avg. Few	X	Large Avg. Small													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor													
		(9) Basement Finish														
		1	Recreation SF Living SF Walkout Doors No Floor SF													
(3) Roof		(10) Floor Support														
X	Gable Hip Flat		Gambrel Mansard Shed													
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:														
Chimney:		1														
		Lump Sum Items:														
		1														
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
		1														
		Water/Sewer														
		Public Water Public Sewer Water Well, 100 Feet														
		1														
		Built-Ins														
		Appliance Allow.														
		1														
		Local Cost Items														
		SANITARY SEWER														
		1														
		0														
		0														
		* <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>														

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WARREN JAMES & SUSAN H&W	WARREN J & S JOINT LIVING	0	01/07/2014	QC	QUIT CLAIM	2014-0164 QD	PTA	0.0
BALL JAMES R & JANICE C	WARREN JAMES A & SUSAN L	9,500	10/14/2011	WD	WARRANTY DEED	2011-03247 WD	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
S CAROLYN AVE	School: LAKE CITY - 57020		Garage	11/08/2012	2012-0161	100%

Owner's Name/Address	MAP #:	2019 Est TCV 27,206 TCV/TFA: 0.00
WARREN J & S JOINT LIVING TRUST 292 CAROLYN DR LAKE CITY MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS
. SEC 2 T22N R8W LOT 4 CAROLYN'S PLAT.			

Comments/Influences	Public Improvements	* Factors *
	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Description Frontage Depth Front Depth Rate %Adj. Reason Value <Site Value J> CAROLYN'S AREA 7000 100 7,000 100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 7,000



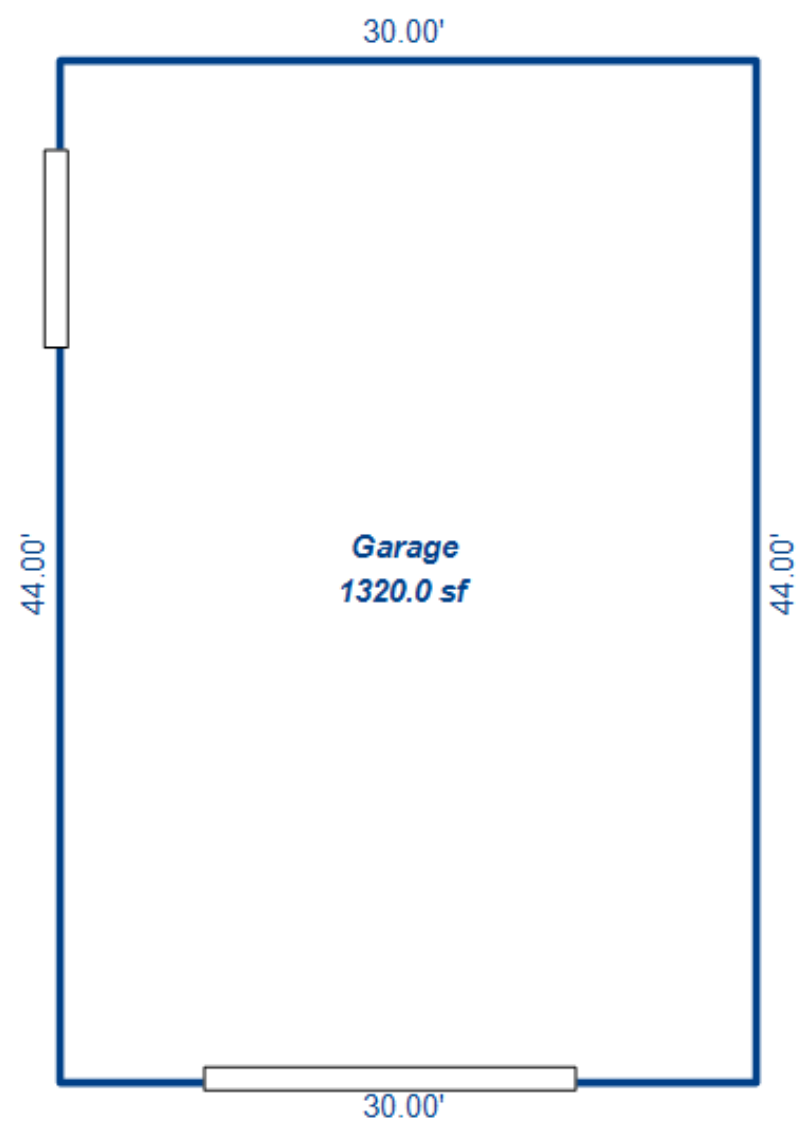
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X High	2019	3,500	10,100	13,600			10,855C
Level Rolling Low Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2018	2,000	9,300	11,300			10,601C
	2017	2,000	9,100	11,100			10,383C
	2016	3,000	8,600	11,600			10,291C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2012 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 1320 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Bsmnt Garage:	Carport Area: Roof:			
	Mobile Home												0 Front Overhang	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C Effec. Age: 5 Floor Area: 0 Total Base New : 24,169 Total Depr Cost: 22,961 Estimated T.C.V: 20,206
Town Home	0 Other Overhang	(4) Interior	Central Air Wood Furnace	(12) Electric	Cost Est. for Res. Bldg: 1 Single Family GRG (11) Heating System: Forced Air w/o Ducts Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: C Exterior: Pole (Unfinished) Base Cost 1320 24,169 22,961 Totals: 24,169 22,961	E.C.F. X 0.880									
Duplex	(4) Interior						Drywall Paneled	Plaster Wood T&G	Trim & Decoration	No./Qual. of Fixtures	Notes: ECF (409 - RURAL SUBS) 0.880 => TCv: 20,206				
A-Frame		Wood Frame	Ex	Ord	Min	No. of Elec. Outlets									
Building Style: GRG	Yr Built 2012						Remodeled 0	Condition: Average	Room List	(5) Floors	Kitchen: Other: Other:				
		Lg	Ord	Small	(6) Ceilings	No./Qual. of Fixtures									
Doors	Solid						H.C.	(7) Excavation	(13) Plumbing						
		Basement	1st Floor	2nd Floor	Bedrooms	(8) Basement				Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan					
(1) Exterior	(9) Basement Finish						Recreation SF	Living SF	Walkout Doors		(14) Water/Sewer				
		Wood/Shingle	Aluminum/Vinyl	Brick	Insulation	(2) Windows				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic					
Many	Avg.						Few	Large	Avg.		Small				
		Wood Sash	Metal Sash	Vinyl Sash	Double Hung	Horiz. Slide				Casement		Lump Sum Items:			
Double Glass	Patio Doors						Storms & Screens	(3) Roof	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:				
		Gable	Hip	Flat	Gambrel	Mansard				Shed					
Asphalt Shingle	Chimney:														

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address Class: 401 RESIDENTIAL-I Zoning: Building Permit(s) Date Number Status

S CAROLYN AVE School: LAKE CITY - 57020 Garage 11/01/2012 2012-0600 100%

Owner's Name/Address P.R.E. 0% MAP #:

BALL JAMES R & JANICE C 2019 Est TCV 41,456 TCV/TFA: 0.00

268 S CAROLYN DR X Improved Vacant Land Value Estimates for Land Table Res 8.RURAL SUBS

LAKE CITY MI 49651 Public Improvements * Factors * IRREGULAR SHAPE

Taxpayer's Name/Address Description Frontage Depth Front Depth Rate %Adj. Reason Value

BALL JAMES R & JANICE C <Site Value J> CAROLYN'S AREA 7000 100 7,000

268 S CAROLYN DRIVE 100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 7,000

LAKE CITY MI 49651 X Sewer X Electric X Gas

Tax Description X Curb Street Lights Standard Utilities Underground Utils.

. SEC 2 T22N R8W LOT 5 CAROLYN'S PLAT. Topography of Site

Comments/Influences Level Rolling Low High

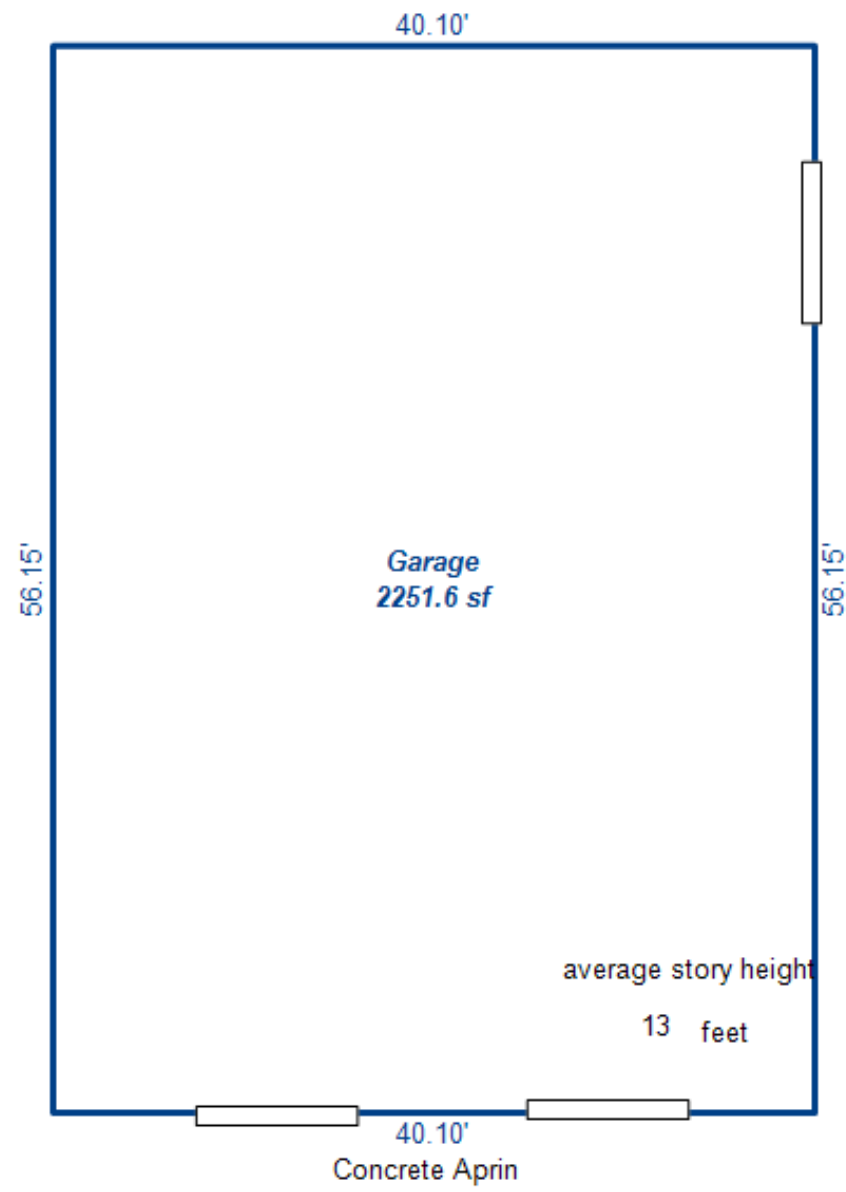


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2012 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 3 Area: 2251 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 0.880	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C Effec. Age: 5 Floor Area: 0 Total Base New : 41,216 Total Depr Cost: 39,155 Estimated T.C.V: 34,456
Town Home	0 Other Overhang	(4) Interior	Central Air Wood Furnace	(12) Electric	Cost Est. for Res. Bldg: 1 Single Family GRG (11) Heating System: Forced Air w/o Ducts Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: C Exterior: Pole (Unfinished) Base Cost 2251 41,216 39,155 Totals: 41,216 39,155	Notes: ECF (409 - RURAL SUBS) 0.880 => TCv: 34,456									
Duplex	(4) Interior						Drywall Paneled	Plaster Wood T&G	Trim & Decoration	No./Qual. of Fixtures					
A-Frame		Ex	Ord	Min	No. of Elec. Outlets										
Wood Frame	Size of Closets					Lg	Ord	Small	(13) Plumbing						
Building Style: GRG		Doors	Solid	H.C.	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
Yr Built 2012	Remodeled 0					Condition: Average	Room List	(5) Floors	(14) Water/Sewer						
Basement		Kitchen: Other: Other:	(6) Ceilings	No. of Elec. Outlets											
1st Floor	Kitchens: Other: Other:				Ex.	Ord.	Min	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
2nd Floor		Kitchens: Other: Other:	Many	Ave.					Few	Lump Sum Items:					
Bedrooms	(6) Ceilings				Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	(7) Excavation	(13) Plumbing								
(1) Exterior		(7) Excavation	(8) Basement	(9) Basement Finish				(14) Water/Sewer							
Wood/Shingle	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				Recreation SF Living SF Walkout Doors No Floor SF	(9) Basement Finish	(14) Water/Sewer								
Aluminum/Vinyl		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	Recreation SF Living SF Walkout Doors No Floor SF	(9) Basement Finish				(14) Water/Sewer							
Brick	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				Recreation SF Living SF Walkout Doors No Floor SF	(9) Basement Finish	(14) Water/Sewer								
Insulation		(8) Basement	(9) Basement Finish	(14) Water/Sewer											
(2) Windows	(8) Basement				(9) Basement Finish	(14) Water/Sewer									
Many		(8) Basement	(9) Basement Finish	(14) Water/Sewer											
Avg.	(8) Basement				(9) Basement Finish	(14) Water/Sewer									
Few		(8) Basement	(9) Basement Finish	(14) Water/Sewer											
Wood Sash	(8) Basement				(9) Basement Finish	(14) Water/Sewer									
Metal Sash		(8) Basement	(9) Basement Finish	(14) Water/Sewer											
Vinyl Sash	(8) Basement				(9) Basement Finish	(14) Water/Sewer									
Double Hung		(8) Basement	(9) Basement Finish	(14) Water/Sewer											
Horiz. Slide	(8) Basement				(9) Basement Finish	(14) Water/Sewer									
Casement		(8) Basement	(9) Basement Finish	(14) Water/Sewer											
Double Glass	(8) Basement				(9) Basement Finish	(14) Water/Sewer									
Patio Doors		(8) Basement	(9) Basement Finish	(14) Water/Sewer											
Storms & Screens	(8) Basement				(9) Basement Finish	(14) Water/Sewer									
(3) Roof		(8) Basement	(9) Basement Finish	(14) Water/Sewer											
Gable	(8) Basement				(9) Basement Finish	(14) Water/Sewer									
Hip		(8) Basement	(9) Basement Finish	(14) Water/Sewer											
Flat	(8) Basement				(9) Basement Finish	(14) Water/Sewer									
Asphalt Shingle		(8) Basement	(9) Basement Finish	(14) Water/Sewer											
Chimney:	(8) Basement				(9) Basement Finish	(14) Water/Sewer									

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		4,900	03/01/1999	WD	Download	326:1195		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
S CAROLYN AVE			Shed	11/23/2010	20100725	100%

Owner's Name/Address	P.R.E. 0%	MAP #:				
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BEDELL WAYNE E & CAROL M 2140 N YASIMIN COURT MIDLAND MI 48642	2019 Est TCV 31,693 TCV/TFA: 0.00					
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Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS						
			Description	Frontage	Depth	Rate	%Adj. Reason	Value	
BEDELL WAYNE E & CAROL M 2140 N YASIMIN COURT MIDLAND MI 48642	X		Dirt Road						
			Gravel Road						
			Paved Road						
			Storm Sewer						
			Sidewalk						
			Water						
			Sewer						
			Electric						
			Gas						
			Curb						
			Street Lights						
			Standard Utilities						
			Underground Utils.						

Tax Description	X		* Factors * IRREGULAR "RECTANGLE"						
. SEC 2 T22N R8W LOT 6 CAROLYNzS PLAT.	X		<Site Value J> CAROLYN'S AREA	7000	100				7,000
Comments/Influences	X		111 Actual Front Feet, 0.41 Total Acres	Total Est. Land Value =					7,000

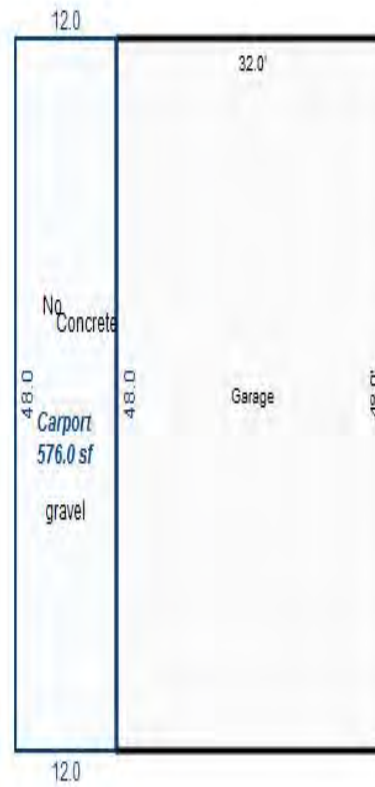
Topography of Site	
Level	X Rolling
	X Low
	X High
	Landscaped
	Swamp
	X Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	3,500	12,300	15,800			13,435C
2018	2,000	12,300	14,300			13,121C
2017	2,000	12,100	14,100			12,852C
2016	3,000	11,400	14,400			12,738C



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Sketch by Apex Medina™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status					
211 S CAROLYN AVE		School: LAKE CITY - 57020											
Owner's Name/Address		P.R.E. 0%		MAP #:									
STEVENS PATRICK A & CATHLEEN B 306 WALNUT ST BATTLE CREEK IA 51006		2019 Est TCV 95,251 TCV/TFA: 46.28											
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS									
SEC 2 T22N R8W LOTS 7 & 8 CAROLYN'S PLAT.		Public Improvements		* Factors * IRR, EFF: LOT 7 & 8									
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
		Gravel Road		<Site Value J> CAROLYN'S AREA		7000	100	LOT 8				7,000	
		Paved Road		<Site Value J> CAROLYN'S AREA		7000	100	LOT 7				7,000	
		Storm Sewer		210 Actual Front Feet, 0.85 Total Acres		Total Est. Land Value =						14,000	
		Sidewalk		Land Improvement Cost Estimates									
		Water		Description				Rate	Size	% Good	Cash Value		
		X Sewer		D/W/P: 3.5 Concrete				4.39	66	0	0		
		X Electric		Wood Frame				16.84	120	50	1,010		
		X Gas		Metal Prefab				9.67	120	50	580		
		Curb		Total Estimated Land Improvements True Cash Value =									1,590
		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Rolling		2019	7,000	40,600	47,600			35,257C			
		Low		2018	4,000	34,800	38,800		38,800R	34,431C			
		X High		2017	4,000	32,400	36,400		36,400R	33,723C			
		Landscaped		2016	6,000	29,700	35,700		35,700R	33,423C			
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Who	When	What									
		TPC	12/27/2017	INSPECTED									
		TPC	11/02/2015	INSPECTED									
		TPC	06/30/2014	INSPECTED									



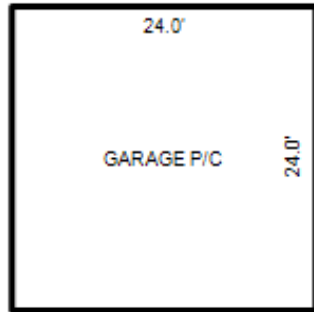
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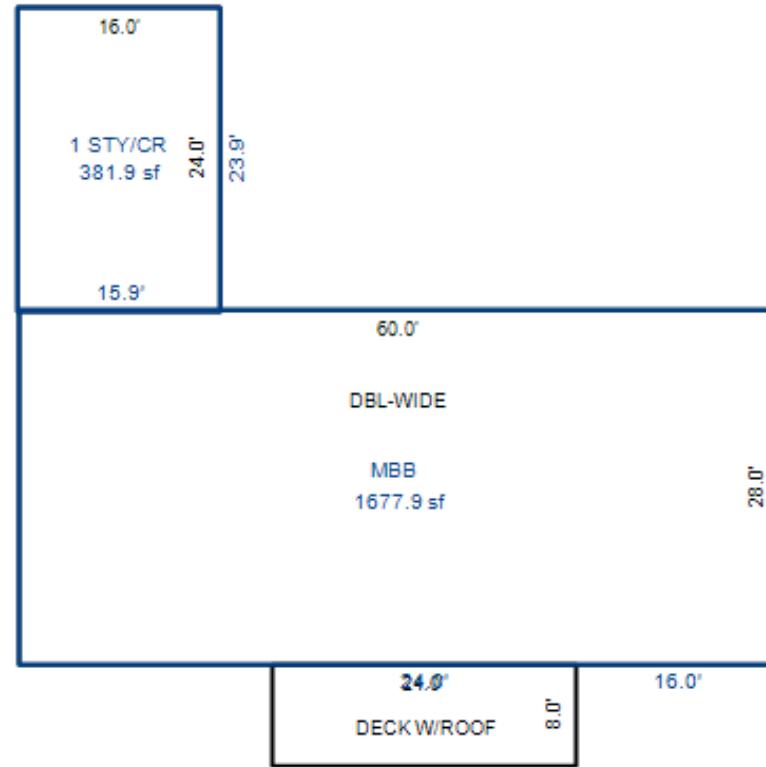
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 192 59	Type Pine Treated Wood	Year Built: 1989 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G																
Building Style: BOCA/STATE		Trim & Decoration																			
Yr Built 1989	Remodeled 0	Ex	X	Ord		Min															
Condition: Average		Lg	X	Ord		Small															
Room List		(5) Floors																			
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:			(12) Electric																
		(6) Ceilings			No./Qual. of Fixtures																
(1) Exterior					Ex. X Ord. Min																
X	Wood/Shingle Aluminum/Vinyl Brick Insulation				No. of Elec. Outlets																
(2) Windows					Many X Ave. Few																
X	Many Avg. X Few	Large Avg. Small			(7) Excavation																
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 2058 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement																
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish																
X	Asphalt Shingle Metal Chimney: Metal	Recreation SF Living SF Walkout Doors No Floor SF			(10) Floor Support																
X	Gable Hip Flat	Gambrel Mansard Shed			Joists: Unsupported Len: Cntr.Sup:																
					(14) Water/Sewer																
					Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																
					Lump Sum Items:																
Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE										Cls D		Blt 1989									
(11) Heating System: Forced Air w/ Ducts										Floor Area = 2058 SF		Floor Area = 2058 SF.									
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75																					
Building Areas										Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
1 Story										Siding		Crawl Space		1,677							
1 Story										Siding		Crawl Space		381							
Other Additions/Adjustments																					
Plumbing										Average Fixture(s)		1		778		583					
3 Fixture Bath										Solar Water Heat		1		2,463		1,847					
Deck										Pine w/Roof (Deck Portion)		192		2,335		1,681		*			
Treated Wood										Pine w/Roof (Roof portion)		192		2,039		1,468					
Garages										Treated Wood		59		1,408		1,056					
Class: D Exterior: Pole (Unfinished)										Base Cost		576		9,711		7,283					
Water/Sewer										Public Sewer		1		892		669					
Water Well, 100 Feet										Water Well, 100 Feet		1		4,178		3,133					
Built-Ins										Appliance Allow.		1		1,243		932					
Fireplaces										Interior 1 Story		1		3,134		2,350					
Local Cost Items										SANITARY SEWER		1		0		0		*			
Totals:										177,203		132,768									
<<<< Calculations too long. See Valuation printout for complete pricing. >>>>																					

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

shed



shed



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LASKOWSKI DAVID P (SM)	LASKOWSKI ELLEN (FORMER	0	01/13/2006	QC	Not Qualified	06-0/157		0.0
		86,000	03/01/1996	WD	Download	303:1		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
S CAROLYN AVE						
Owner's Name/Address	School: LAKE CITY - 57020		P.R.E. 100% 04/11/1997			
LASKOWSKI ELLEN M 166 S CAROLYN DR LAKE CITY MI 49651	MAP #:		2019 Est TCV 37,242 TCV/TFA: 0.00			

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
. SEC 2 T22N R8W LOT 9 CAROLYN'S PLAT.	X		<Site Value J> CAROLYN'S AREA	100	7000	100	7,000
Comments/Influences			100 Actual Front Feet, 0.38 Total Acres Total Est. Land Value = 7,000				

PC GRG FOR 04 96 HS @ 7-97 BOR	X Sewer	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
	X Electric	Wood Frame	18.21	144 94	2,465
	X Gas	Total Estimated Land Improvements True Cash Value = 2,465			

Topography of Site	X Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
	X Rolling	2019	3,500	15,100	18,600			13,650C
	Low	2018	2,000	12,900	14,900			13,331C
	High	2017	2,000	12,200	14,200			13,057C
	Landscaped	2016	3,000	11,500	14,500			12,941C

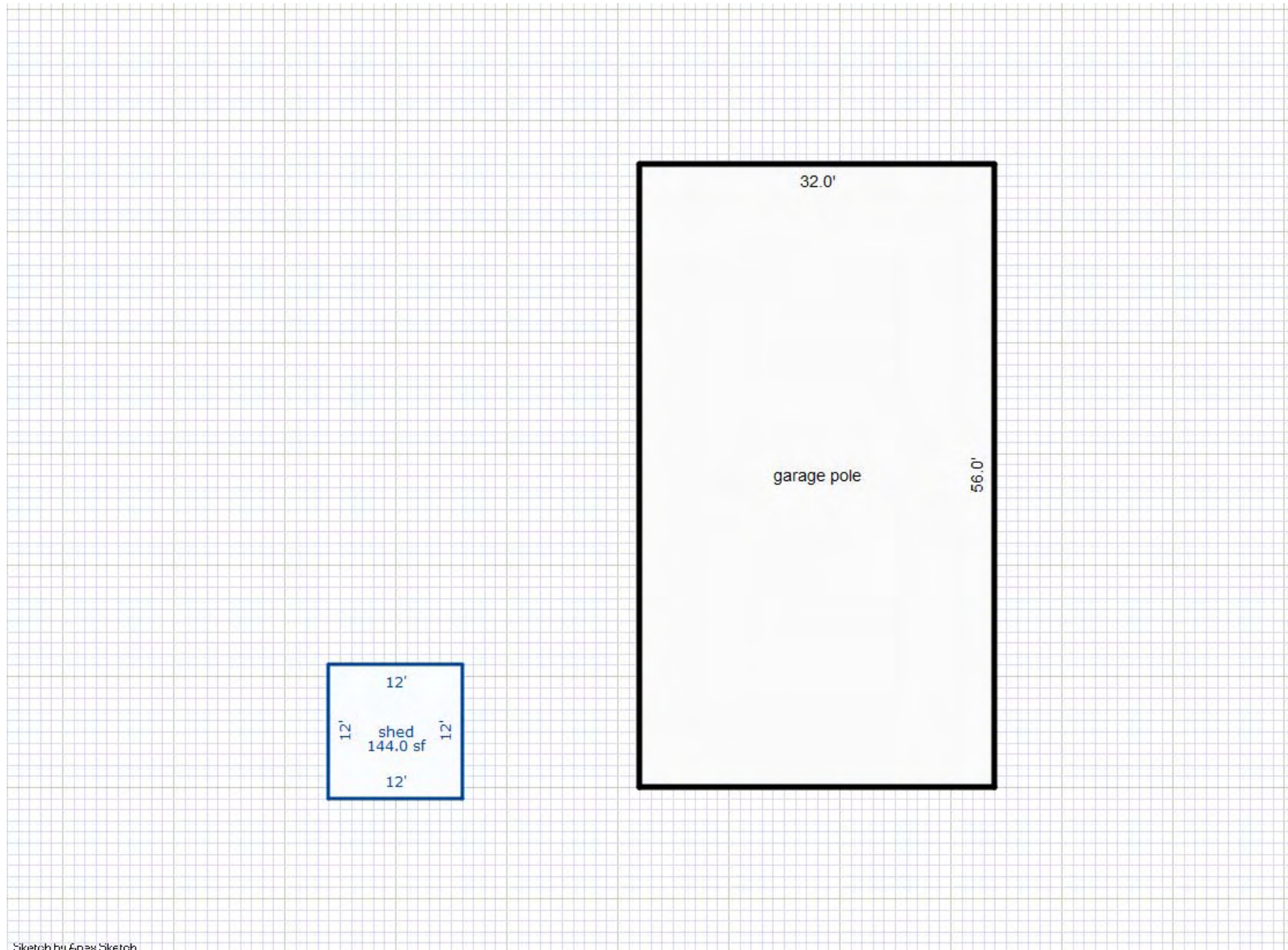


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2003 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 1792 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 0.880	Bsmnt Garage: Carport Area: Roof:		
	Mobile Home													Wood Frame	Drywall Paneled	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump X No Heating/Cooling	Class: CD Effec. Age: 5 Floor Area: 0 Total Base New : 33,227 Total Depr Cost: 31,565 Estimated T.C.V: 27,777
Town Home		(4) Interior		Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family GRG		Cls CD		Blt 0	
Duplex		Trim & Decoration		(13) Plumbing			No./Qual. of Fixtures			Ground Area = 0 SF		Floor Area = 0 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95	
A-Frame		Ex Ord Min		No. of Elec. Outlets			Ex. Ord. Min			Building Areas		Stories Exterior Foundation		Size Cost New Depr. Cost	
Yr Built Remodeled		Size of Closets		Average Fixture(s)			Many Ave. Few			Other Additions/Adjustments		Garages		Class: C Exterior: Pole (Unfinished)	
0 0		Lg Ord Small		1			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Door Opener		1 415 394		Base Cost	
Condition: Average		Doors Solid H.C.		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Totals:		1792 32,812 31,171		Totals: 33,227 31,565	
Room List		(5) Floors		Notes:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			ECF (409 - RURAL SUBS) 0.880 => TC		27,777			
Basement		Kitchen:		Lump Sum Items:											
1st Floor		Other:													
2nd Floor		Other:													
Bedrooms		(6) Ceilings													
(1) Exterior															
Wood/Shingle															
Aluminum/Vinyl															
Brick															
Insulation															
(2) Windows															
Many Avg. Few		Large Avg. Small													
Wood Sash															
Metal Sash															
Vinyl Sash															
Double Hung															
Horiz. Slide															
Casement															
Double Glass															
Patio Doors															
Storms & Screens															
(3) Roof															
Gable															
Hip															
Flat															
Asphalt Shingle															
Chimney:															

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Sketch by Apex Sketch

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LASKOWSKI DAVID P (SM)	LASKOWSKI ELLEN M (FORMER)	0	01/13/2006	QC	Not Qualified	06-0/157		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
166 S CAROLYN AVE			New House	07/30/2007	20070496	Complete

Owner's Name/Address	MAP #:	2019 Est TCV	TCV/TFA:
LASKOWSKI ELLEN M 166 S CAROLYN DR LAKE CITY MI 49651		162,359	104.88

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS
. SEC 2 T22N R8W LOT 10 CAROLYNzS PLAT.			
Comments/Influences			

Public Improvements	Description	Frontage	Depth	Rate	%Adj.	Reason	Value
X Dirt Road	<Site Value J> CAROLYN'S AREA			7000	100		7,000
X Gravel Road	100 Actual Front Feet, 0.36 Total Acres					Total Est. Land Value =	7,000

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
X Sewer	Residential Local Cost Land Improvements				
X Electric	LAND IMPROVE 1000	1,000.00	1	94	940
X Gas	Total Estimated Land Improvements True Cash Value =				940

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2019	3,500	77,700	81,200			59,016C
X Rolling	2018	2,000	70,300	72,300			57,633C
X Low	2017	2,000	66,100	68,100			56,448C
X High	2016	3,000	62,200	65,200			55,945C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

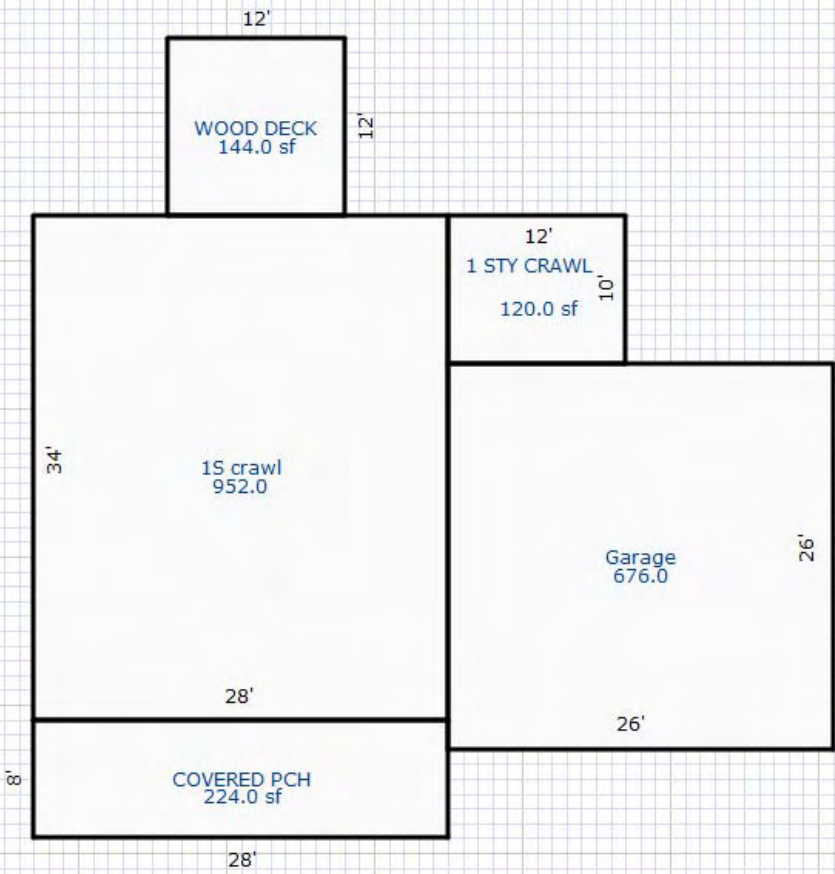


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 224 144	Type WCP (1 Story) Treated Wood	Year Built: 2007 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 676 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G												
Building Style: 1.5S		Trim & Decoration															
Yr Built 2007	Remodeled 0	Ex	X	Ord		Min	Size of Closets										
Condition: Average		Lg	X	Ord		Small	Doors										
Room List		(5) Floors															
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:					(12) Electric										
		(6) Ceilings					No./Qual. of Fixtures										
(1) Exterior		X	Drywall				Ex.	X	Ord.		Min						
X	Wood/Shingle Aluminum/Vinyl Brick Pine/Cedar Insulation	(7) Excavation					No. of Elec. Outlets										
(2) Windows		Many Avg.	X				Many	X	Ave.		Few						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 1072 S.F. Slab: 0 S.F. Height to Joists: 0.0					(13) Plumbing										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement					Average Fixture(s)										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish					(14) Water/Sewer										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF					Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support					Lump Sum Items:										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Joists: Unsupported Len: Cntr.Sup:															
X	Asphalt Shingle																
Chimney:																	
Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 1072 SF Floor Area = 1548 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95 Building Areas										Cls C		Blt 2007					
Stories Exterior Foundation Size Cost New Depr. Cost																	
1.5 Story Siding Crawl Space 952																	
1 Story Siding Crawl Space 120																	
Total: 145,329 138,062																	
Other Additions/Adjustments																	
Plumbing																	
Average Fixture(s) 1 1,120 1,064																	
3 Fixture Bath 1 3,525 3,349																	
Porches																	
WCP (1 Story) 224 6,523 2,935 *																	
Deck																	
Treated Wood 144 2,533 1,140 *																	
Garages																	
Class: C Exterior: Siding Foundation: 42 Inch (Finished)																	
Base Cost 676 25,451 24,178																	
Common Wall: 1.5 Wall 1 -3,057 -2,904																	
Door Opener 1 415 394																	
Water/Sewer																	
Public Sewer 1 1,134 1,077																	
Water Well, 100 Feet 1 4,407 4,187																	
Built-Ins																	
Appliance Allow. 1 2,099 1,994																	
Local Cost Items																	
SANITARY SEWER 1 0 0 *																	
Totals: 189,479 175,476																	
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																	

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



Sketch by Apex Sketch

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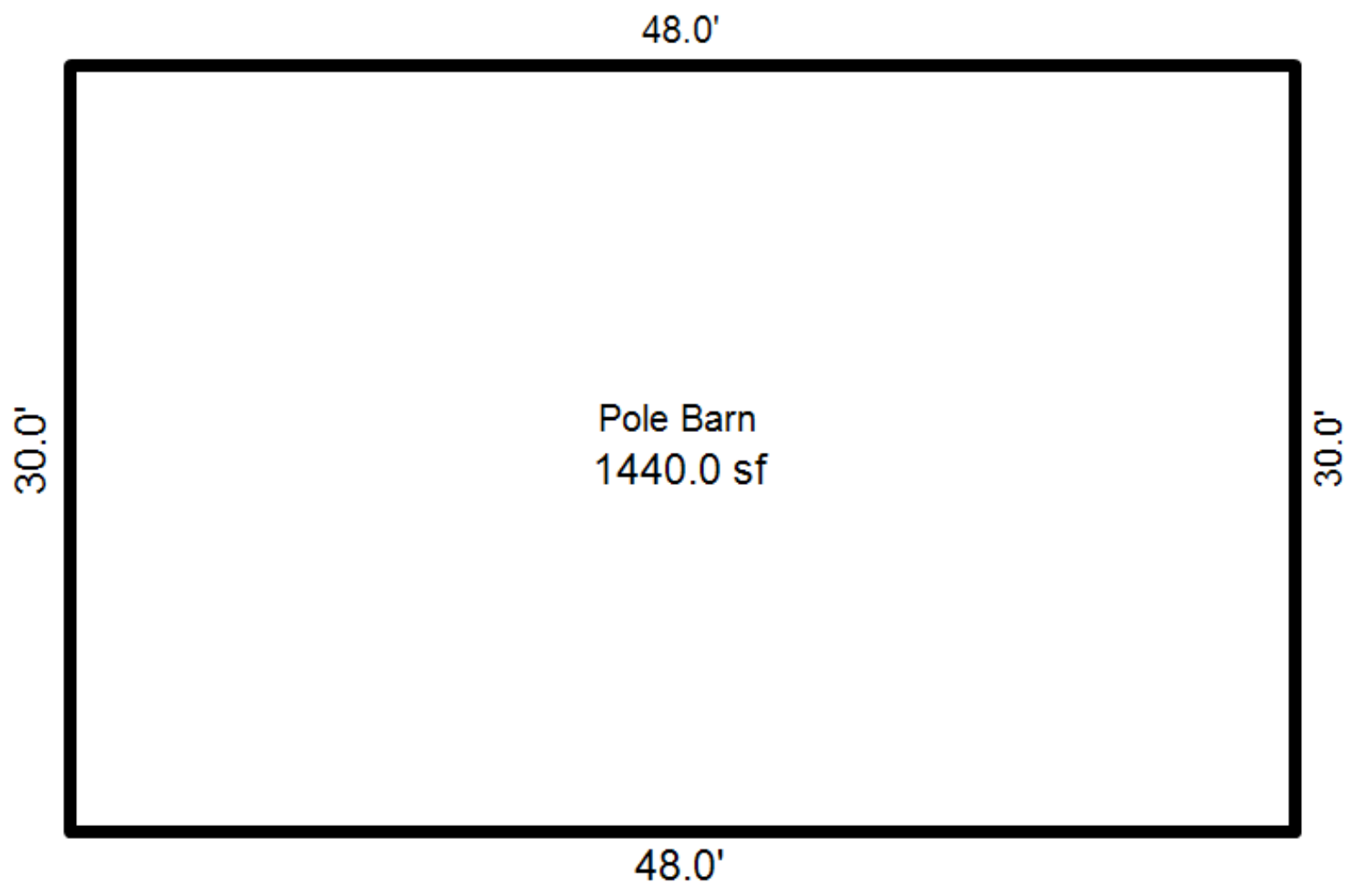
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.																																			
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status																																			
S CAROLYN AVE		School: LAKE CITY - 57020																																									
Owner's Name/Address		P.R.E. 0%																																									
BALL JANICE & JAMES 268 S CAROLYN DRIVE LAKE CITY MI 49651		MAP #:		2019 Est TCV 28,210 TCV/TFA: 0.00																																							
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS																																							
BALL JANICE & JAMES 268 S CAROLYN DRIVE LAKE CITY MI 49651		Public Improvements		* Factors *																																							
Tax Description		Dirt Road		Description	Frontage	Depth	Rate	%Adj. Reason	Value																																		
. SEC 2 T22N R8W LOT 11 CAROLYN'S PLAT.		Gravel Road		<Site Value J> CAROLYN'S AREA	7000	100			7,000																																		
Comments/Influences		Paved Road		100 Actual Front Feet, 0.35 Total Acres Total Est. Land Value =					7,000																																		
		Storm Sewer		<table border="1"> <thead> <tr> <th>Year</th> <th>Land Value</th> <th>Building Value</th> <th>Assessed Value</th> <th>Board of Review</th> <th>Tribunal/Other</th> <th>Taxable Value</th> </tr> </thead> <tbody> <tr> <td>2019</td> <td>3,500</td> <td>10,600</td> <td>14,100</td> <td></td> <td></td> <td>9,775C</td> </tr> <tr> <td>2018</td> <td>2,000</td> <td>9,400</td> <td>11,400</td> <td></td> <td></td> <td>9,546C</td> </tr> <tr> <td>2017</td> <td>2,000</td> <td>8,800</td> <td>10,800</td> <td></td> <td></td> <td>9,350C</td> </tr> <tr> <td>2016</td> <td>3,000</td> <td>8,300</td> <td>11,300</td> <td></td> <td></td> <td>9,267C</td> </tr> </tbody> </table>					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	2019	3,500	10,600	14,100			9,775C	2018	2,000	9,400	11,400			9,546C	2017	2,000	8,800	10,800			9,350C	2016	3,000	8,300	11,300			9,267C
		Year	Land Value						Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value																														
		2019	3,500						10,600	14,100			9,775C																														
		2018	2,000						9,400	11,400			9,546C																														
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Water																																											
Sewer																																											
Electric																																											
Gas																																											
Curb		Topography of Site																																									
		Street Lights																																									
		Standard Utilities																																									
		Underground Utils.																																									
		Level																																									
		Rolling																																									
		Low																																									
		High																																									
		Landscaped																																									
		Swamp																																									
		Wooded																																									
		Pond																																									
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		TPC 06/19/2011	INSPECTED																																								

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																											
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	Gas	Oil	Elec.	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1995 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 1440 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																														
	Mobile Home			Wood Frame	Drywall Paneled	Plaster Wood T&G										Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: C Effec. Age: 10 Floor Area: 0 Total Base New : 26,781 Total Depr Cost: 24,102 Estimated T.C.V: 21,210	E.C.F. X 0.880	Bsmnt Garage: Carport Area: Roof:																																						
	Town Home	(4) Interior		X No Heating/Cooling			Central Air Wood Furnace																																																		
	Duplex	Trim & Decoration		(12) Electric			(12) Electric																																																		
	A-Frame	Ex Ord Min		0 Amps Service			0 Amps Service																																																		
	Building Style: GRG	Size of Closets		No./Qual. of Fixtures			No./Qual. of Fixtures																																																		
	Yr Built 1995	Lg Ord Small		Ex. Ord. Min			Ex. Ord. Min																																																		
	Remodeled 0	Doors Solid H.C.		No. of Elec. Outlets			No. of Elec. Outlets																																																		
	Condition: Average	(5) Floors		Many Ave. Few			Many Ave. Few																																																		
	Room List	Basement 1st Floor 2nd Floor Bedrooms		(6) Ceilings			(6) Ceilings																																																		
	(1) Exterior	Kitchen: Other: Other:		(7) Excavation			(7) Excavation																																																		
	Wood/Shingle Aluminum/Vinyl Brick	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement			(8) Basement																																																		
	Insulation	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			(9) Basement Finish																																																		
	(2) Windows	Recreation SF Living SF Walkout Doors No Floor SF		(10) Floor Support			(10) Floor Support																																																		
	Many Avg. Few	Large Avg. Small		Joists: Unsupported Len: Cntr.Sup:			Joists: Unsupported Len: Cntr.Sup:																																																		
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		(14) Water/Sewer			(14) Water/Sewer																																																		
	Double Glass Patio Doors Storms & Screens	Lump Sum Items:																																																							
	(3) Roof	Gable Hip Flat																																																							
	Asphalt Shingle	Gambrel Mansard Shed																																																							
	Chimney:																																																								
<p>Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1995</p> <p>(11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90</p> <table border="1"> <thead> <tr> <th>Building Areas</th> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Garages</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Class: C Exterior: Pole (Unfinished)</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Door Opener</td> <td></td> <td></td> <td></td> <td>1</td> <td>415</td> <td>373</td> </tr> <tr> <td>Base Cost</td> <td></td> <td></td> <td></td> <td>1440</td> <td>26,366</td> <td>23,729</td> </tr> <tr> <td>Totals:</td> <td></td> <td></td> <td></td> <td></td> <td>26,781</td> <td>24,102</td> </tr> </tbody> </table> <p>Notes: ECF (409 - RURAL SUBS) 0.880 => TCVC: 21,210</p>																Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	Garages							Class: C Exterior: Pole (Unfinished)							Door Opener				1	415	373	Base Cost				1440	26,366	23,729	Totals:					26,781	24,102
Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																			
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Base Cost				1440	26,366	23,729																																																			
Totals:					26,781	24,102																																																			

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LARSON KERRY & HEATHER JE	KOLARIK CHRISTOPHER & ELL	15,000	05/29/2018	WD	Arms Length	2018-01753	PTA	100.0
DULLOCK ROBERT J & CONSTA	LARSON KERRY & HEATHER JE	12,500	10/12/2005	WD	Arms Length	05-0/4066		100.0
		12,000	07/01/2001	WD	Download	01-0:2941		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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S CAROLYN AVE	School: LAKE CITY - 57020					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
KOLARIK CHRISTOPHER & ELLEN 45551 FOUNTAIN VIEW DR CANTON MI 48188	2019 Est TCV 7,000

Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS				
Public Improvements			* Factors *		IRR, EFF		
			Description	Frontage	Depth	Rate %Adj. Reason	Value

			<Site Value J> CAROLYN'S AREA	7000	100		7,000
			86 Actual Front Feet, 0.29 Total Acres	Total Est. Land Value =			7,000

Tax Description	X	Public Improvements
-----------------	---	---------------------

. SEC 2 T22N R8W LOT 12 CAROLYN'S PLAT.	X	Dirt Road
		Gravel Road
		Paved Road
		Storm Sewer
		Sidewalk
		Water
	X	Sewer
	X	Electric
	X	Gas
		Curb
		Street Lights
		Standard Utilities
		Underground Utils.

Topography of Site

	X	Level
		Rolling
		Low
	X	High
		Landscaped
		Swamp
		Wooded
		Pond
		Waterfront
		Ravine
		Wetland
		Flood Plain



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	3,500	0	3,500			3,500S
2018	2,000	0	2,000			2,000S
2017	2,000	0	2,000			2,000S
2016	3,000	0	3,000			3,000S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address: S CAROLYN AVE Class: 402 RESIDENTIAL-V Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY - 57020

P.R.E. 0%

Owner's Name/Address: PARKER BRIAN P
18744 MASONIC BLVD APT 21
ROSEVILLE MI 48066 MAP #: 2019 Est TCV 7,000

Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS					
Public Improvements			* Factors *		IRR - EFF			
			Description	Frontage	Depth	Rate %Adj.	Reason	Value
			<Site Value J> CAROLYN'S AREA	113	0.39	7000	100	7,000
			113 Actual Front Feet, 0.39 Total Acres Total Est. Land Value =					7,000

Tax Description: . SEC 2 T22N R8W LOT 13 CAROLYN'S PLAT.
Comments/Influences:

- X Dirt Road
- X Gravel Road
- X Paved Road
- X Storm Sewer
- X Sidewalk
- X Water
- X Sewer
- X Electric
- X Gas
- X Curb
- X Street Lights
- X Standard Utilities
- X Underground Utils.

Topography of Site

- X Level
- X Rolling
- X Low
- X High
- X Landscaped
- X Swamp
- X Wooded
- X Pond
- X Waterfront
- X Ravine
- X Wetland
- X Flood Plain



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	3,500	0	3,500			2,048C
2018	2,000	0	2,000			2,000S
2017	2,000	0	2,000			2,000S
2016	3,000	0	3,000			2,622C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		13,500	07/01/2002	WD	Download	02-0:2993		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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S CAROLYN AVE	School: LAKE CITY - 57020					
---------------	---------------------------	--	--	--	--	--

	P.R.E. 0%					
--	-----------	--	--	--	--	--

Owner's Name/Address	MAP #:					
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HINDY GERARD T & MOLLIE M 4192 BENNETT LAKE RD FENTON MI 48430	2019 Est TCV 7,000					
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Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS			
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Public Improvements	* Factors *						
	Description	Frontage	Depth	Rate	%Adj.	Reason	Value

	<Site Value J> CAROLYN'S AREA			7000	100		7,000
--	-------------------------------	--	--	------	-----	--	-------

	109 Actual Front Feet, 0.38 Total Acres			Total Est. Land Value =			7,000
--	---	--	--	-------------------------	--	--	-------

Tax Description	X	Dirt Road					
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. SEC 2 T22N R8W LOT 14 CAROLYN'S PLAT.	X	Gravel Road					
---	---	-------------	--	--	--	--	--

Comments/Influences	X	Paved Road					
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	X	Storm Sewer					
--	---	-------------	--	--	--	--	--

	X	Sidewalk					
--	---	----------	--	--	--	--	--

	X	Water					
--	---	-------	--	--	--	--	--

	X	Sewer					
--	---	-------	--	--	--	--	--

	X	Electric					
--	---	----------	--	--	--	--	--

	X	Gas					
--	---	-----	--	--	--	--	--

		Curb					
--	--	------	--	--	--	--	--

		Street Lights					
--	--	---------------	--	--	--	--	--

		Standard Utilities					
--	--	--------------------	--	--	--	--	--

		Underground Utils.					
--	--	--------------------	--	--	--	--	--

		Topography of Site					
--	--	--------------------	--	--	--	--	--

	X	Level					
--	---	-------	--	--	--	--	--

		Rolling					
--	--	---------	--	--	--	--	--

		Low					
--	--	-----	--	--	--	--	--

	X	High					
--	---	------	--	--	--	--	--

		Landscaped					
--	--	------------	--	--	--	--	--

		Swamp					
--	--	-------	--	--	--	--	--

		Wooded					
--	--	--------	--	--	--	--	--

		Pond					
--	--	------	--	--	--	--	--

		Waterfront					
--	--	------------	--	--	--	--	--

		Ravine					
--	--	--------	--	--	--	--	--

		Wetland					
--	--	---------	--	--	--	--	--

		Flood Plain					
--	--	-------------	--	--	--	--	--

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
------	------------	----------------	----------------	-----------------	----------------	---------------

2019	3,500	0	3,500			2,048C
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2018	2,000	0	2,000			2,000S
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2017	2,000	0	2,000			2,000S
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2016	3,000	0	3,000			3,000S
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SWANSON BRAD G & SARA D	SILER JACOB C	89,000	05/01/2015	WD	WARRANTY DEED	2015-01629		100.0
GALLOP EVA M*	SWANSON BRAD G & SARA D (	97,600	09/22/2005	WD	Arms Length	05-0/3736		100.0
		57,000	05/01/2001	WD	Download	01-0:2023		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
186 S CAROLYN AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 100% 05/21/2015					
	MAP #:					
	2019 Est TCV 101,115 TCV/TFA: 93.63					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS						
				Description	Frontage	Depth	Rate	%Adj.	Reason	Value
. SEC 2 T22N R8W LOT 15 CAROLYN'S PLAT.	X			<Site Value J> CAROLYN'S AREA	100	7000	100			7,000
Comments/Influences				100 Actual Front Feet, 0.36 Total Acres Total Est. Land Value = 7,000						
BLDG MOVED FROM CROWS NEST GRG FOR 95 HOUSE COMP FOR 96 GRG TO LIVING FOR 00 NEW GRG FOR 03	X	Land Improvement Cost Estimates			Description	Rate	Size	% Good	Cash Value	
					D/W/P: 4in Ren. Conc.	6.21	240	0	0	
	X				Wood Frame	20.61	140	50	1,442	
	X	Residential Local Cost Land Improvements			Description	Rate	Size	% Good	Cash Value	
	X				LAND IMPROVE 1000	1,000.00	1	94	940	
		Total Estimated Land Improvements True Cash Value =							2,382	



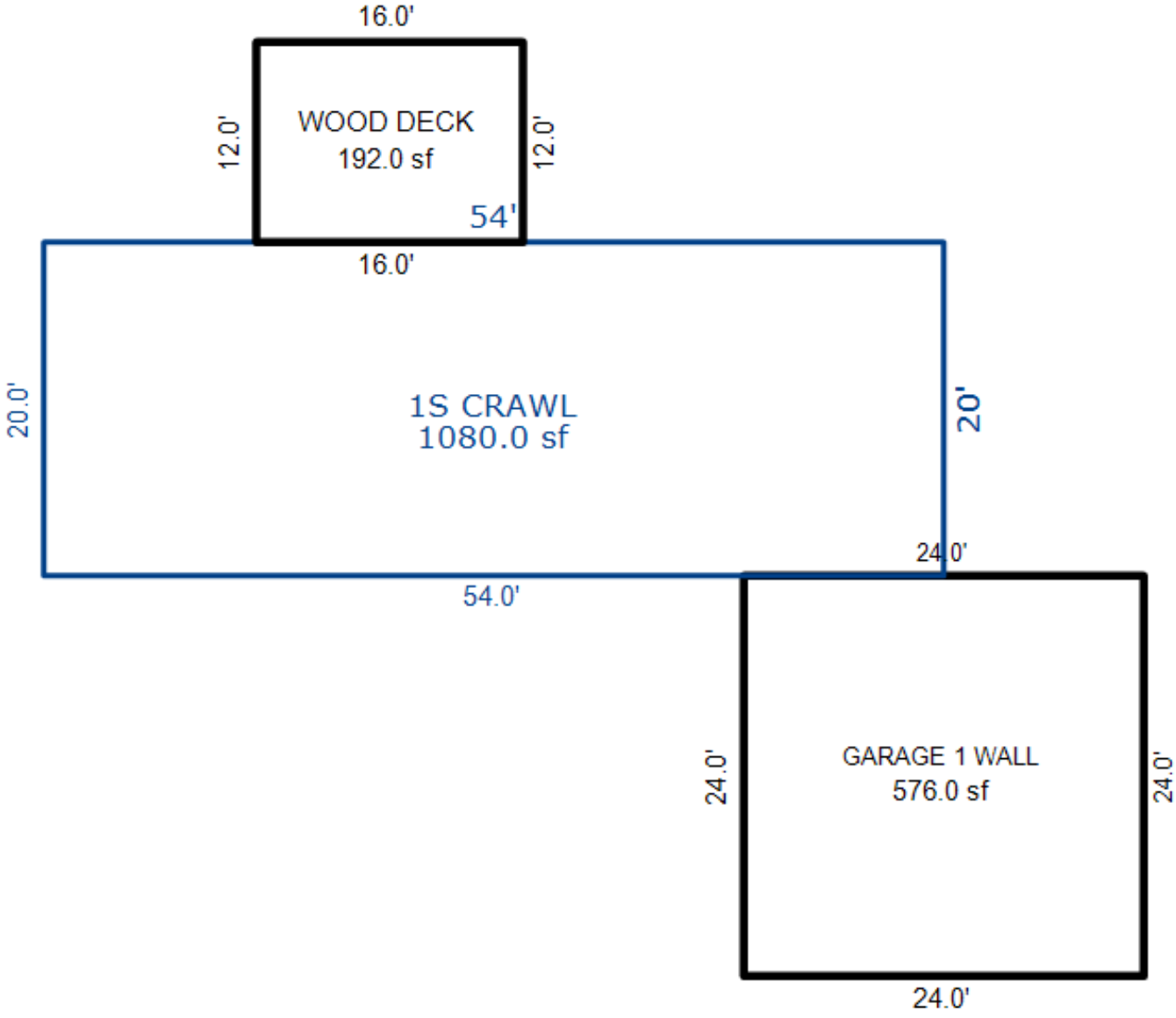
Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2019	3,500	47,100	50,600			43,145C
	Rolling	2018	2,000	42,700	44,700			42,134C
	Low	2017	2,000	40,200	42,200			41,268C
	High	2016	3,000	37,900	40,900			40,900S
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 192	Type Treated Wood	Year Built: 2002 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G											
Building Style: 1S		Trim & Decoration														
Yr Built 1970	Remodeled 1994	Ex	Ord	X	Min	Size of Closets										
Condition: Average		Lg	Ord	X	Small	Doors										
Room List		(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			200 Amps Service							Bsmnt Garage: Carport Area: Roof:		
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S							Cls C Blt 1970		
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex.	X	Ord.	Min	No. of Elec. Outlets								
	Insulation	(7) Excavation		Many			X	Ave.	Few	Building Areas						
(2) Windows		Basement: 0 S.F. Crawl: 1080 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost									
X	Many Avg. X Few	Large Avg. Small		1	Average Fixture(s)		1 Story Siding Crawl Space 1,080			Total:		108,513	81,384			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments									
X	Double Glass Patio Doors Storms & Screens	(8) Basement		(14) Water/Sewer			Plumbing									
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 1,120 840									
X	Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:			Deck									
X	Asphalt Shingle	(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Treated Wood									
Chimney: Metal		(10) Floor Support		Lump Sum Items:			Garages									
		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: C Exterior: Siding Foundation: 42 Inch (Finished)									
				Lump Sum Items:			Base Cost									
				Lump Sum Items:			Common Wall: 1 Wall									
				Lump Sum Items:			Door Opener									
				Lump Sum Items:			Water/Sewer									
				Lump Sum Items:			Public Sewer									
				Lump Sum Items:			Water Well, 50 Feet									
				Lump Sum Items:			Built-Ins									
				Lump Sum Items:			Appliance Allow.									
				Lump Sum Items:			Local Cost Items									
				Lump Sum Items:			SANITARY SEWER									
				Lump Sum Items:			Notes:									
				Lump Sum Items:			Totals:			138,992	104,242					
				Lump Sum Items:			ECF (409 - RURAL SUBS) 0.880 => TCVC:			91,733						

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILLIAMS DONALD C & VIRGI	WILLIAMS DONALD C & VIRGI	0	09/19/2017	QC	FAMILY SALE	2017-03028		0.0
		7,500	12/01/1999	WD	Download	02-0:3030		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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S CAROLYN AVE	School: LAKE CITY - 57020					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
WILLIAMS DONALD C & VIRGINIA TRUST 1321 LENOX GREENS DR SUN CITY CENTER FL 33573	2019 Est TCV 25,715 TCV/TFA: 0.00

X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS
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Public Improvements	* Factors *	IRR - EFF				
Description	Frontage	Depth	Rate	%Adj.	Reason	Value
<Site Value J> CAROLYN'S AREA			7000	100		7,000
91 Actual Front Feet, 0.31 Total Acres						Total Est. Land Value = 7,000

Tax Description	X
. SEC 2 T22N R8W LOT 16 CAROLYN'S PLAT.	

Comments/Influences



Dirt Road	
Gravel Road	
Paved Road	X
Storm Sewer	
Sidewalk	
Water	
Sewer	X
Electric	X
Gas	X
Curb	
Street Lights	
Standard Utilities	
Underground Utils.	
Topography of Site	
Level	
Rolling	
Low	
High	X
Landscaped	
Swamp	
Wooded	
Pond	
Waterfront	
Ravine	
Wetland	
Flood Plain	

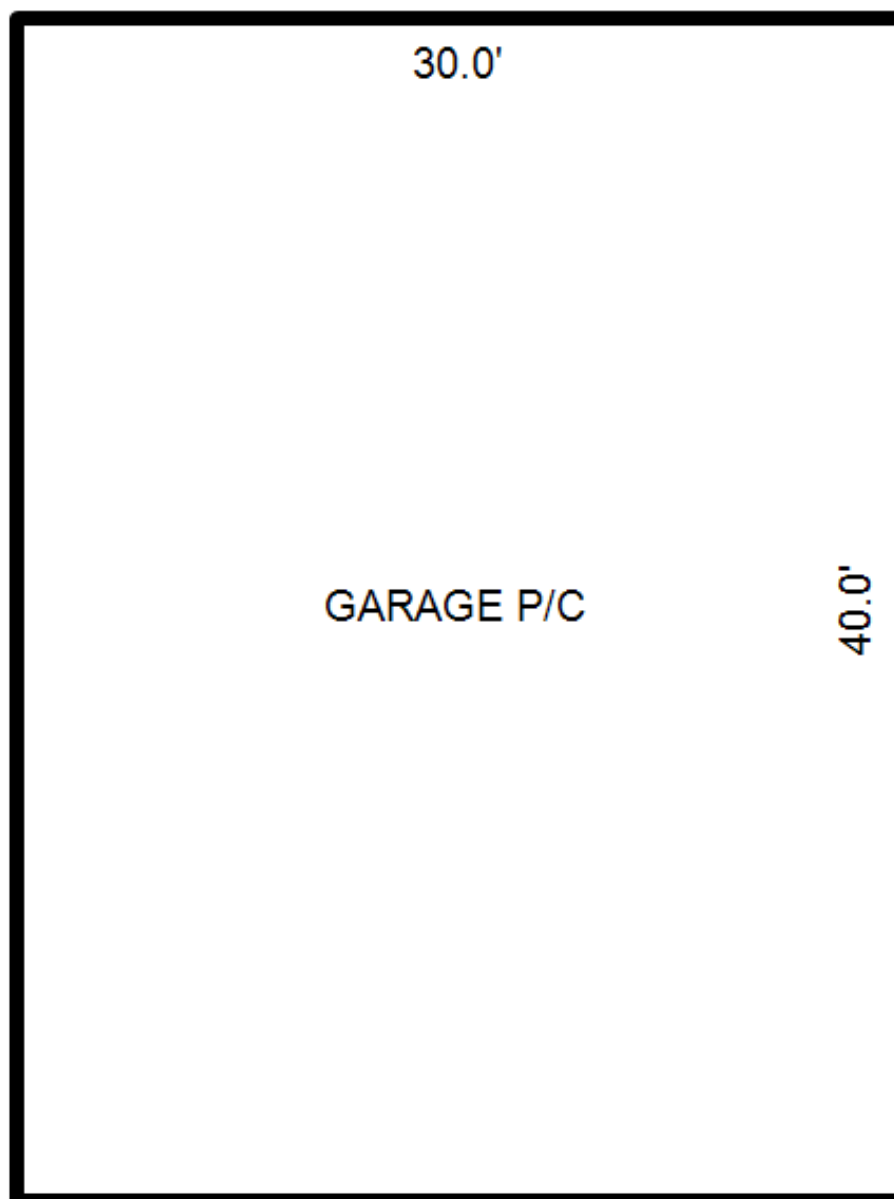
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	3,500	9,400	12,900			11,161C
2018	2,000	8,900	10,900			10,900S
2017	2,000	16,100	18,100			16,039C
2016	3,000	15,100	18,100			15,896C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																		
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	Gas	Oil	Elec.	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built:																																					
	Mobile Home			Car Capacity:																																												
	Town Home			Class:																																												
	Duplex	(4) Interior		Exterior:																																												
	A-Frame	Drywall	Plaster	Exterior Ven.:																																												
	Wood Frame	Paneled	Wood T&G	Stone Ven.:																																												
	Building Style: GRG	Trim & Decoration		Common Wall:																																												
	Yr Built	Ex	Ord	Min	Foundation:																																											
	Remodeled	Size of Closets		Finished ?																																												
	2000	Lg	Ord	Small	Auto. Doors:																																											
Condition: Average	Doors	Solid	H.C.	Mech. Doors:																																												
Room List	(5) Floors		Area:																																													
Basement	Kitchen:		% Good:																																													
1st Floor	Other:		Storage Area:																																													
2nd Floor	Other:		No Conc. Floor:																																													
Bedrooms	(6) Ceilings		Bsmnt Garage:																																													
(1) Exterior	No./Qual. of Fixtures		Carport Area:																																													
Wood/Shingle	Ex.	Ord.	Min	Roof:																																												
Aluminum/Vinyl	No. of Elec. Outlets		Roof:																																													
Brick	Many	Ave.	Few	Roof:																																												
Insulation	(7) Excavation		Roof:																																													
(2) Windows	Basement: 0 S.F.		Roof:																																													
Many	Crawl: 0 S.F.		Roof:																																													
Avg.	Slab: 0 S.F.		Roof:																																													
Large	Height to Joists: 0.0		Roof:																																													
Avg.	(8) Basement		Roof:																																													
Few	Conc. Block		Roof:																																													
Wood Sash	Poured Conc.		Roof:																																													
Metal Sash	Stone		Roof:																																													
Vinyl Sash	Treated Wood		Roof:																																													
Double Hung	Concrete Floor		Roof:																																													
Horiz. Slide	(9) Basement Finish		Roof:																																													
Casement	Recreation SF		Roof:																																													
Double Glass	Living SF		Roof:																																													
Patio Doors	Walkout Doors		Roof:																																													
Storms & Screens	No Floor SF		Roof:																																													
(3) Roof	(10) Floor Support		Roof:																																													
Gable	Joists:		Roof:																																													
Hip	Unsupported Len:		Roof:																																													
Flat	Cntr.Sup:		Roof:																																													
Asphalt Shingle	Public Water		Roof:																																													
Chimney:	Public Sewer		Roof:																																													
	Water Well		Roof:																																													
	1000 Gal Septic		Roof:																																													
	2000 Gal Septic		Roof:																																													
	Lump Sum Items:		Roof:																																													
Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2000 (11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td colspan="6">Garages</td> </tr> <tr> <td colspan="6">Class: C Exterior: Pole (Unfinished)</td> </tr> <tr> <td></td> <td>Door Opener</td> <td></td> <td>1</td> <td>415</td> <td>394</td> </tr> <tr> <td></td> <td>Base Cost</td> <td></td> <td>1200</td> <td>21,972</td> <td>20,873</td> </tr> <tr> <td></td> <td>Totals:</td> <td></td> <td></td> <td>22,387</td> <td>21,267</td> </tr> </tbody> </table>							Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	Other Additions/Adjustments						Garages						Class: C Exterior: Pole (Unfinished)							Door Opener		1	415	394		Base Cost		1200	21,972	20,873		Totals:			22,387	21,267
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																											
Other Additions/Adjustments																																																
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Class: C Exterior: Pole (Unfinished)																																																
	Door Opener		1	415	394																																											
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	Totals:			22,387	21,267																																											
Notes: ECF (409 - RURAL SUBS) 0.880 => TCV: 18,715																																																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OSBORNE'S TRUST CLIFFORD	OSBORNE JOYCE E	0	10/26/2018	QC	FAMILY SALE	2018-03511	PTA	0.0
OSBORNE JOYCE E	JONES DAVID C	35,000	10/26/2018	WD	Arms Length	2018-03512	PTA	100.0
		7,500	10/01/1999	WD	Download	02-0:3031		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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S CAROLYN AVE	School: LAKE CITY - 57020					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
JONES DAVID C 2438 TIPLADY RD PINCKNEY MI 48169	2019 Est TCV 20,251 TCV/TFA: 0.00

X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS
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Public Improvements	* Factors *
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Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 2 T22N R8W LOT 17 CAROLYN'S PLAT.	<Site Value J> CAROLYN'S AREA					7000	100		7,000
	100 Actual Front Feet, 0.36 Total Acres							Total Est. Land Value =	7,000

Comments/Influences

	Dirt Road	
	Gravel Road	
X	Paved Road	
	Storm Sewer	
	Sidewalk	
	Water	
X	Sewer	
X	Electric	
X	Gas	
	Curb	
	Street Lights	
	Standard Utilities	
	Underground Utils.	

Topography of Site

	Level	
	Rolling	
	Low	
X	High	
	Landscaped	
	Swamp	
	Wooded	
	Pond	
	Waterfront	
	Ravine	
	Wetland	
	Flood Plain	



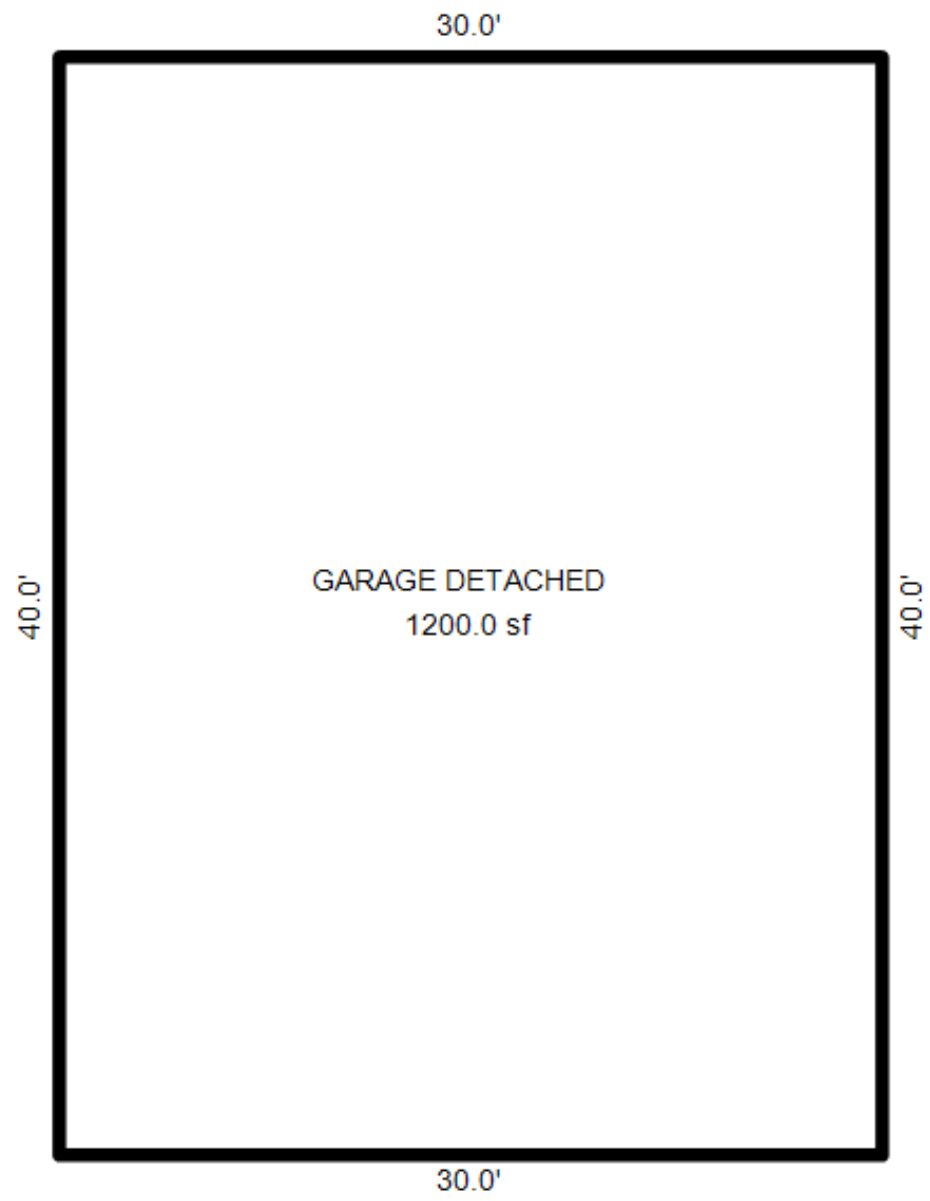
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	3,500	6,600	10,100			10,100S
2018	2,000	6,800	8,800			8,800S
2017	2,000	0	2,000			2,000S
2016	3,000	0	3,000			3,000S

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	Gas	Oil	Elec.	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2000 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 1 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
	Mobile Home			Wood Frame	Drywall Paneled	Plaster Wood T&G										Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: D Effec. Age: 15 Floor Area: 0 Total Base New : 17,715 Total Depr Cost: 15,058 Estimated T.C.V: 13,251	E.C.F. X 0.880	Bsmnt Garage: Carport Area: Roof:
	Town Home	(4) Interior		X No Heating/Cooling			Central Air Wood Furnace	(12) Electric		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls D Blt 2000		
	Duplex	Trim & Decoration		No. of Elec. Outlets			(13) Plumbing		Ex. Ord. Min		Ground Area = 0 SF Floor Area = 0 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85		Building Areas	
	A-Frame	Size of Closets		Many Ave. Few			Average Fixture(s)		Many Ave. Few		Stories Exterior Foundation		Size Cost New Depr. Cost		Other Additions/Adjustments	
		Ex Ord Min		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Class: D Exterior: Pole (Unfinished)		Door Opener		1 327 278	
		Lg Ord Small		(8) Basement			(14) Water/Sewer		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Base Cost		1200 17,388 14,780		Totals: 17,715 15,058	
		Doors Solid H.C.		(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Recreation SF Living SF Walkout Doors No Floor SF		Notes:		ECF (416 RESIDENTIAL RURAL/ NON SUB) 0.880 => TCV:		13,251	
		Room List		(10) Floor Support			Lump Sum Items:		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens							
		Basement 1st Floor 2nd Floor Bedrooms		Joists: Unsupported Len: Cntr.Sup:					Insulation							
		(1) Exterior							Wood Shingle Aluminum/Vinyl Brick							
		(2) Windows							Many Avg. Few Large Avg. Small							
		(3) Roof							Gable Hip Flat Gambrel Mansard Shed							
		Chimney:							Asphalt Shingle							

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		12,500	07/01/2001	WD	Download	01-0:2940		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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S CAROLYN AVE	School: LAKE CITY - 57020					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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TIEMAN JAMES R & LYNN L 292 STONE GLEN COURT SALINE MI 48176	2019 Est TCV 29,932 TCV/TFA: 0.00					
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X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS				
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Public Improvements	* Factors *						
	Description	Frontage	Depth	Rate	%Adj.	Reason	Value

	<Site Value J> CAROLYN'S AREA			7000	100		7,000
	101 Actual Front Feet, 0.39 Total Acres			Total Est. Land Value =			7,000

Tax Description	X	Dirt Road					
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. SEC 2 T22N R8W LOT 18 CAROLYN'S PLAT.	X	Gravel Road					
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Comments/Influences	X	Paved Road					
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	X	Storm Sewer					
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	X	Sidewalk					
--	---	----------	--	--	--	--	--

	X	Water					
--	---	-------	--	--	--	--	--

	X	Sewer					
--	---	-------	--	--	--	--	--

	X	Electric					
--	---	----------	--	--	--	--	--

	X	Gas					
--	---	-----	--	--	--	--	--

		Curb					
--	--	------	--	--	--	--	--

		Street Lights					
--	--	---------------	--	--	--	--	--

		Standard Utilities					
--	--	--------------------	--	--	--	--	--

		Underground Utils.					
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		Topography of Site					
--	--	--------------------	--	--	--	--	--

		Level					
--	--	-------	--	--	--	--	--

		Rolling					
--	--	---------	--	--	--	--	--

	X	Low					
--	---	-----	--	--	--	--	--

	X	High					
--	---	------	--	--	--	--	--

		Landscaped					
--	--	------------	--	--	--	--	--

	X	Swamp					
--	---	-------	--	--	--	--	--

	X	Wooded					
--	---	--------	--	--	--	--	--

		Pond					
--	--	------	--	--	--	--	--

		Waterfront					
--	--	------------	--	--	--	--	--

		Ravine					
--	--	--------	--	--	--	--	--

		Wetland					
--	--	---------	--	--	--	--	--

		Flood Plain					
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2019	3,500	11,500	15,000			12,361C
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2018	2,000	11,000	13,000			12,072C
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2017	2,000	10,900	12,900			11,824C
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2016	3,000	10,300	13,300			11,719C
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	Gas	Oil	Elec.	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2002 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 1536 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
	Mobile Home			Wood Frame	Drywall Paneled	Plaster Wood T&G										Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: C Effec. Age: 10 Floor Area: 0 Total Base New : 28,954 Total Depr Cost: 26,059 Estimated T.C.V: 22,932	E.C.F. X 0.880	Bsmnt Garage: Carport Area: Roof:
	Town Home	(4) Interior		X No Heating/Cooling			Central Air Wood Furnace									
	Duplex	Trim & Decoration		(12) Electric			(12) Electric									
	A-Frame	Ex Ord Min		0 Amps Service			0 Amps Service									
	Building Style: GRG	Size of Closets		No./Qual. of Fixtures			No./Qual. of Fixtures									
	Yr Built 2002	Lg Ord Small		Ex. Ord. Min			Ex. Ord. Min									
	Remodeled 0	Doors Solid H.C.		No. of Elec. Outlets			No. of Elec. Outlets									
	Condition: Average	(5) Floors		Many Ave. Few			Many Ave. Few									
	Room List	Basement 1st Floor 2nd Floor Bedrooms		(7) Excavation			(7) Excavation									
	(1) Exterior	Kitchen: Other: Other:		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0									
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		(8) Basement			(8) Basement									
	Insulation	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			(9) Basement Finish									
	(2) Windows	Recreation SF Living SF Walkout Doors No Floor SF		(10) Floor Support			(10) Floor Support									
	Many Avg. Few Large Avg. Small	Joints: Unsupported Len: Cntr.Sup:		(11) Heating/Cooling			(11) Heating/Cooling									
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		(12) Electric			(12) Electric									
	(3) Roof	Lump Sum Items:		(13) Plumbing			(13) Plumbing									
	Gable Hip Flat	Gambrel Mansard Shed		(14) Water/Sewer			(14) Water/Sewer									
	Asphalt Shingle	Chimney:		(15) Fireplaces			(15) Fireplaces									
				Notes:			Notes:									
				Cost Est. for Res. Bldg: 1 Single Family GRG			Cost Est. for Res. Bldg: 1 Single Family GRG									
				(11) Heating System: No Heating/Cooling			(11) Heating System: No Heating/Cooling									
				Ground Area = 0 SF Floor Area = 0 SF.			Ground Area = 0 SF Floor Area = 0 SF.									
				Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90									
				Building Areas			Building Areas									
				Stories Exterior Foundation			Stories Exterior Foundation									
				Other Additions/Adjustments			Other Additions/Adjustments									
				Garages			Garages									
				Class: C Exterior: Pole (Unfinished)			Class: C Exterior: Pole (Unfinished)									
				Door Opener			Door Opener									
				Base Cost			Base Cost									
				Totals:			Totals:									
				ECF (409 - RURAL SUBS) 0.880 => TCv:			ECF (409 - RURAL SUBS) 0.880 => TCv:									

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



Sketch by Agor IVT

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