

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STOREMSKI LORI L	OBRIEN KATHLEEN & STOREMS	1	10/02/2015	QC	RELATED PARTY	2015-03319		0.0
GILMAN ATHENA & DOUGLAS E	STOREMSKI LORI L	165,000	09/20/2013	WD	WARRANTY DEED	2013-03240 WD	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
750 SW OAK DR			Pole Barn	10/11/2018	2018-0543	80%

Owner's Name/Address	MAP #:
OBRIEN KATHLEEN & STOREMSKI LORI 27176 WALLOON WAY BROWNSTONE MI 48134	2019 Est TCV 191,527 TCV/TFA: 208.18

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA							
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 3 T22N R8W LOT 1 PLAT OF CHEROKEE SHORES.	X	Dirt Road		GROUP A\$900/FF	73.00	309.00	0.8595	1.0000	900	100	56,471
Comments/Influences		Gravel Road		73 Actual Front Feet, 0.52 Total Acres Total Est. Land Value = 56,471							
ADD 10' VACATED ALLEY FOR 00		Paved Road		Land Improvement Cost Estimates							
		Storm Sewer		Description	Rate	Size	% Good	Cash Value			
		Sidewalk		D/W/P: 3.5 Concrete	5.00	36	50	90			
		Water		D/W/P: Brick on Sand	13.67	114	50	779			
	X	Sewer		D/W/P: Patio Blocks	11.84	12	50	71			
	X	Electric		Total Estimated Land Improvements True Cash Value = 940							
		Gas									
		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
	Rolling	2019	28,200	67,600	95,800			92,250C
	X Low	JWV 11/26/2018 INSPECTED	28,200	48,900	77,100			77,100S
	High	TPC 12/27/2017 INSPECTED	35,200	47,100	82,300			76,189C
	Landscaped	TPC 04/19/2016 INSPECTED	36,500	40,300	76,800		76,800W	75,510C
	X Swamp							
	Wooded							
	Pond							
	X Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
	X Private Road							

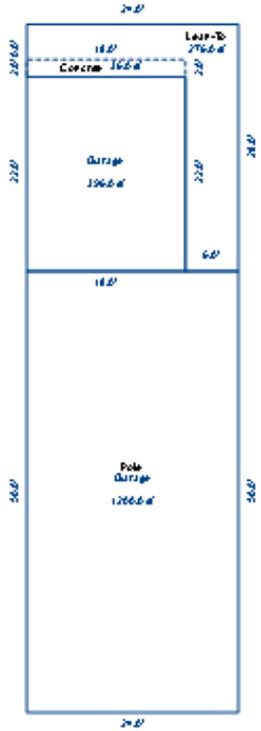
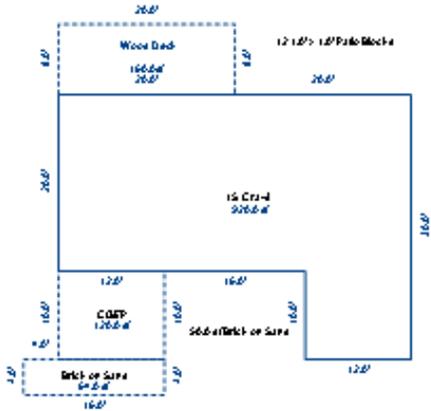


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*** Information herein deemed reliable but not guaranteed***

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 120 160 276	Type CGEP (1 Story) Treated Wood Roof Cover Onl	Year Built: 1968 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: 396 % Good: 0 Storage Area: 0 No Conc. Floor: 0																
X	Wood Frame	X	Drywall X Paneled	X	Plaster Wood T&G																										
Building Style: 1S		Trim & Decoration		X			Central Air Wood Furnace																								
Yr Built 1968 201	Remodeled 0	Ex	X	Ord		Min	(12) Electric																								
Condition: Average		Lg	X	Ord		Small	100 Amps Service																								
Room List		(5) Floors		X			Kitchen: Other: Other:																								
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:					(6) Ceilings																								
(1) Exterior							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: 920 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 Casement	(8) Basement		1			(14) Water/Sewer																								
X	Horiz. Slide Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																								
(3) Roof		(9) Basement Finish		1			Lump Sum Items:																								
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	(10) Floor Support		1			Lump Sum Items:																								
	Chimney: Metal	Joists: Unsupported Len: Cntr.Sup:		1			Lump Sum Items:																								
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Hot Water, Air Conditioning Ground Area = 920 SF Floor Area = 920 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>920</td> <td></td> <td></td> </tr> <tr> <td colspan="3"></td> <td>Total:</td> <td>102,730</td> <td>66,773</td> </tr> </tbody> </table>										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	920						Total:	102,730	66,773	E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																										
1 Story	Siding	Crawl Space	920																												
			Total:	102,730	66,773																										
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,120 728 Porches Solar Water Heat CGEP (1 Story) 120 6,640 4,316 Deck Treated Wood 160 2,714 1,764 w/Roof (Roof portion) 276 3,301 2,146 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 396 13,036 8,473 Class: C Exterior: Pole (Unfinished) Base Cost 1200 21,972 14,282 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 Wood Stove 1 1,936 1,258 Local Cost Items SANITARY SEWER 1 0 0 *										<<<< Calculations too long. See Valuation printout for complete pricing. >>>>																					

*** 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.					
LYNCH WILLIAM D & CARIN	LYNCH WILLIAM D & CARIN K	0	06/28/2013	QC	QUIT CLAIM	2013-02428 QD	PTA	0.0					
SOWERS MARY K	LYNCH WILLIAM D & CARIN	0	12/13/2011	QC	QUIT CLAIM	2011-03753	PTA	50.0					
LYNCH DONNA C LE	LYNCH DONNA C ESTATE	0	02/27/2011	CD	CERTIFICATE OF DEATH	2011-0428		100.0					
LYNCH DONNA C & LYNCH DAN	LYNCH WILLIAM D & SOWERS	1	10/24/2003	QC	QUIT CLAIM	2003-05608?	PTA	0.0					
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status			
760 SW OAK DR		School: LAKE CITY - 57020											
Owner's Name/Address		P.R.E. 0%		MAP #:									
LYNCH WILLIAM D & CARIN K TRUST 4149 PAMELA LANE TRAVERSE CITY MI 49686		2019 Est TCV 173,145 TCV/TFA: 180.36											
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA								
. SEC 3 T22N R8W LOT 2 PLAT OF CHEROKEE SHORES.		X	Public Improvements		* Factors *								
Comments/Influences		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		GROUP A\$900/FF	73.00	262.00	0.8595	1.0000	900	100		56,471
		X	Paved Road		73 Actual Front Feet, 0.44 Total Acres Total Est. Land Value = 56,471								
		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description	Rate	Size	% Good	Cash Value				
		X	Water		D/W/P: 4in Ren. Conc.	6.21	1200	0	0				
		X	Sewer		D/W/P: 3.5 Concrete	5.00	280	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	95	2,375				
		X	Street Lights		Total Estimated Land Improvements True Cash Value = 2,375								
		X	Standard Utilities										
		X	Underground Utils.										
Topography of Site													
Level													
Rolling													
X Low													
High													
Landscaped													
X Swamp													
Wooded													
Pond													
X Waterfront													
Ravine													
Wetland													
Flood Plain													
X Private Road		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
Who		When	What	2019	28,200	58,400	86,600		82,534C				
TPC 12/27/2017 INSPECTED		2018	28,200	52,400	80,600			80,600S					
TPC 04/19/2016 INSPECTED		2017	35,200	50,500	85,700			80,124C					
TPC 04/27/2015 INSPECTED		2016	36,500	46,600	83,100			79,410C					

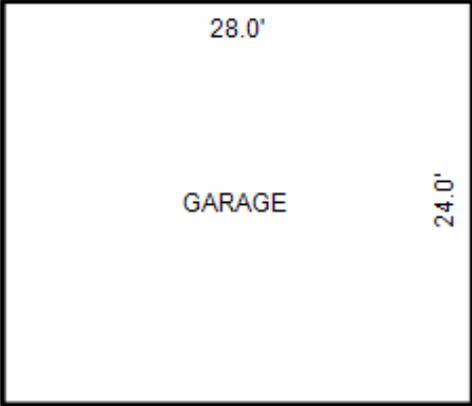
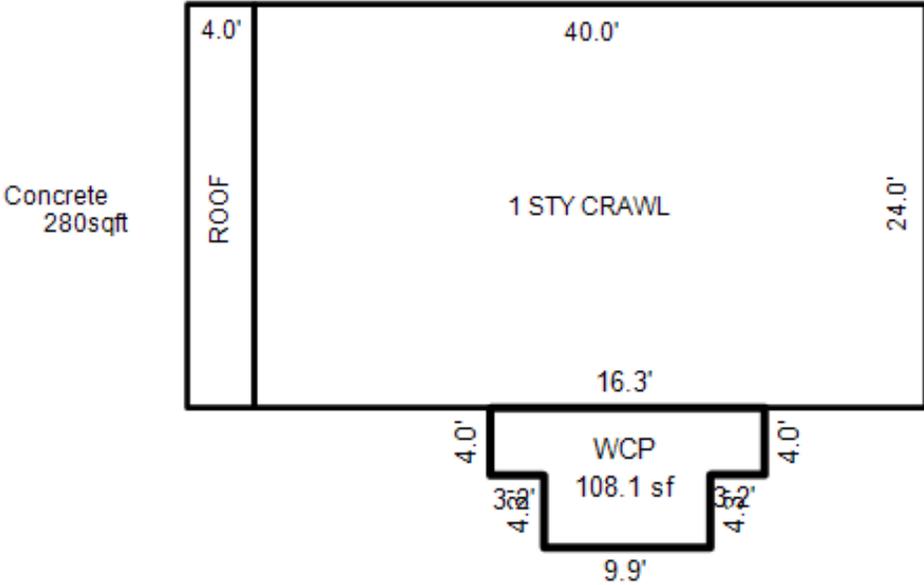


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	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	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 108	Type WCP (1 Story)	Year Built: 1967 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 672 % 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 1967	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 2 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.		
	Insulation													
(2) Windows		(7) Excavation		(13) Plumbing										
X	Many Avg.	X	Large Avg.	Basement: 0 S.F. Crawl: 960 S.F. Slab: 0 S.F. Height to Joists: 0.0		1		Average Fixture(s)						
	Few		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			(8) Basement										
X	Double Glass Patio Doors Storms & Screens													
(3) Roof		(9) Basement Finish												
X	Gable Hip Flat			Recreation SF Living SF Walkout Doors No Floor SF										
X	Asphalt Shingle													
	Chimney:													
		(10) Floor Support												
				Joists: Unsupported Len: Cntr.Sup:		1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic						
								Lump Sum Items:						
										Class: C +5 Effec. Age: 35 Floor Area: 960 Total Base New : 135,284 Total Depr Cost: 87,922 Estimated T.C.V: 114,299		E.C.F. X 1.300		
										Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Electric Baseboard Ground Area = 960 SF Floor Area = 960 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 Crawl Space 960 Total: 102,102 66,354		Cls C 5 Blt 1967		
										Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,120 728 Porches WCP (1 Story) 108 3,843 2,498 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 672 18,897 12,283 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 Interior 1 Story 1 4,051 2,633 Local Cost Items SANITARY SEWER 1 0 0		Totals: 135,284 87,922		
										Notes: ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCVC:		114,299		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COLLINS WILLIAM C & ALLEN	ALLEN DORENE S TRUST	0	04/19/2012	WD	WARRANTY DEED	2012-01548 WD		0.0
CIPOLLA PHILIP A & LORETT	COLLINS WILLIAM C & ALLEN	179,155	05/20/2011	WD	WARRANTY DEED	2011-01708	PTA	100.0
CIPOLLA PHILIP A & LORETT	CIPOLLA PHILIP A & LORETT	0	01/04/2005	QC	Not Qualified	05-0/660		0.0
		174,900	08/01/2001	WD	Download	01-0:3395		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
770 SW OAK DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 168,975 TCV/TFA: 176.02					

X	Improved	Vacant	Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA							
Public Improvements			* Factors *							
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
X	Dirt Road		73.00	223.00	0.8595	1.0000	900	100	56,471	
	Gravel Road		73 Actual Front Feet, 0.37 Total Acres						Total Est. Land Value =	56,471

Tax Description	X	Description	Rate	Size	% Good	Cash Value		
. SEC 3 T22N R8W LOT 3 PLAT OF CHEROKEE SHORES.	X	Dirt Road	30.94	64	0	0		
Comments/Influences	X	Gravel Road	4.68	80	0	0		
	X	Paved Road	19.45	100	50	972		
		Storm Sewer	Residential Local Cost Land Improvements					
		Sidewalk	Description					
		Water	Rate					
		Dock: Light posts	Size % Good					
		D/W/P: 3.5 Concrete	Cash Value					
		Wood Frame	2,500.00	1	95	2,375		
		Gas	Total Estimated Land Improvements True Cash Value =				3,347	
		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	28,200	56,300	84,500			80,998C
X	Rolling	2018	28,200	50,900	79,100			79,100S
X	Low	2017	35,200	49,000	84,200			82,536C
X	High	2016	36,500	45,300	81,800			81,800S
X	Landscaped							
X	Swamp							
X	Wooded							
X	Pond							
X	Waterfront							
X	Ravine							
X	Wetland							
X	Flood Plain							
X	PRIVATE RD							

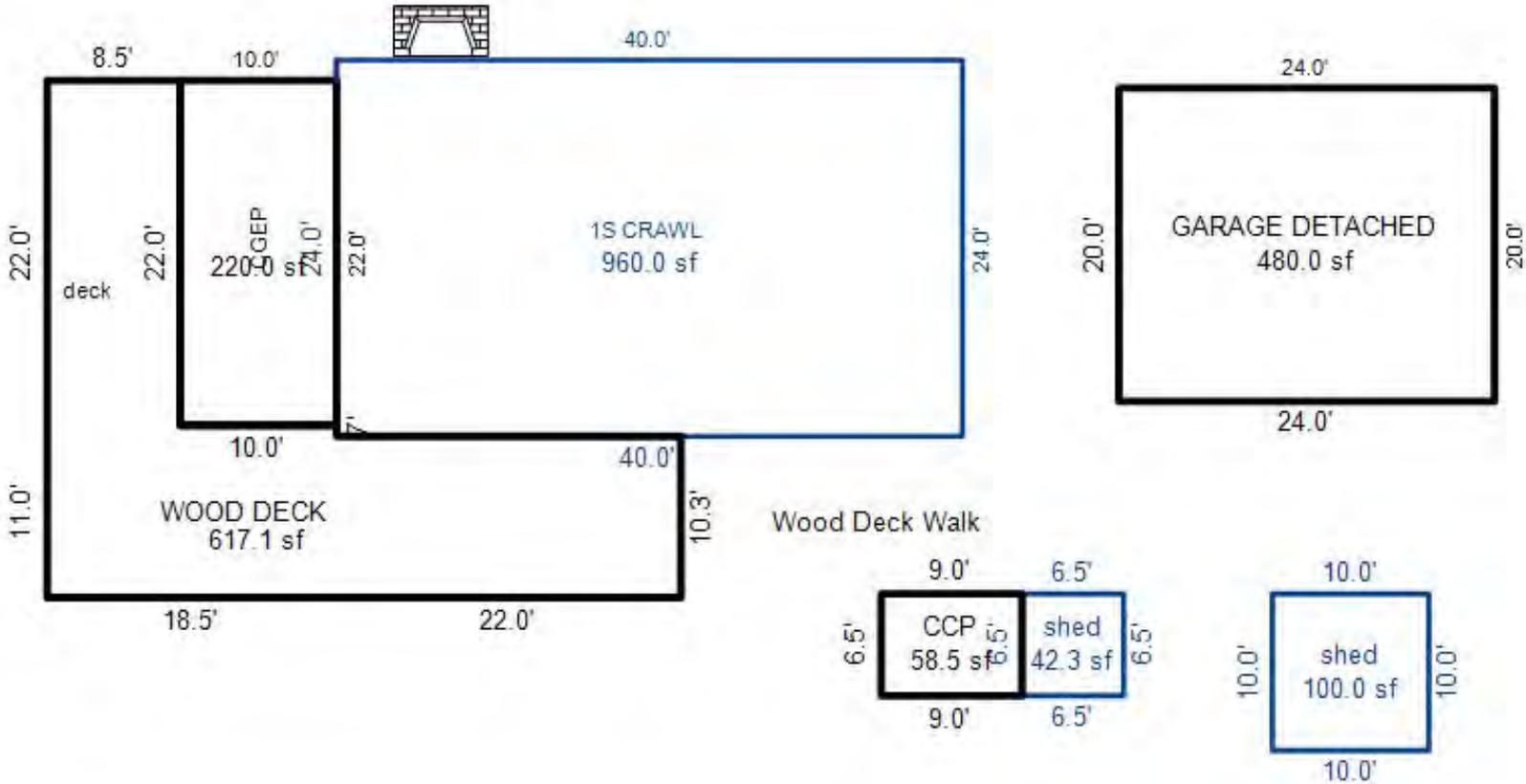


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood Oil 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 220 58 617 60	Type WGEP (1 Story) CCP (1 Story) Treated Wood Treated Wood	Year Built: 1972 Car Capacity: 1 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 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: 960 Total Base New : 129,180 Total Depr Cost: 83,967 Estimated T.C.V: 109,157				Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Trim & Decoration													
Yr Built	Remodeled	Ex	X	Ord	Min										
1972	196	0													
Condition: Average		Lg	X	Ord	Small										
		Doors		Solid	X	H.C.									
Room List		(5) Floors		Central Air Wood Furnace											
	Basement	Kitchen:		(12) Electric											
	1st Floor	Other:		200 Amps Service											
	2nd Floor	Other:													
	3 Bedrooms														
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S						Cls CD Blt 1972			
X	Wood/Shingle Aluminum/Vinyl Brick						(11) Heating System: Electric Baseboard Ground Area = 960 SF Floor Area = 960 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65								
	Insulation						Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost		
(2) Windows		(7) Excavation		(13) Plumbing				1 Story	Siding	Crawl Space	960	Total:	85,988	55,893	
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 960 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		Other Additions/Adjustments							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	(8) Basement						Plumbing							
X	Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						Porches							
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish						WGEP (1 Story) 220 11,191 7,274 CCP (1 Story) 58 1,199 779							
(3) Roof		(10) Floor Support						Deck							
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF						Treated Wood 617 6,423 4,175 Treated Wood 60 1,451 943							
X	Gambrel Mansard Shed	(14) Water/Sewer						Garages							
X	Asphalt Shingle	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic						Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 480 13,229 8,599							
Chimney:		Lump Sum Items:						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 *							
								Totals: 129,180 83,967							
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PROUT JEFFREY & GERRIE	PROUT JEFFREY J & GERRIE	1	08/19/2016	QC	RELATED PARTY	2016-02804	PTA	0.0
ONAN IDA M	PROUT JEFFREY & GERRIE	203,500	08/14/2015	WD	Arms Length	2015-02814	PTA	100.0
ONAN RICHARD E SR ESTATE	ONAN IDA M	0	07/06/2015	QC	RELATED PARTY	2015-02813		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
780 S OAK DR			Addition	05/31/2005	20050142	Complete
Owner's Name/Address	P.R.E. 0%					
PROUT JEFFREY J & GERRIE L TRUST 1175 N DAWN DR FREELAND MI 48623	MAP #: 2019 Est TCV 208,964 TCV/TFA: 151.97					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA							
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 3 T22N R8W LOT 4 PLAT OF CHEROKEE SHORES.	X	Dirt Road		GROUP A\$900/FF	73.00	195.00	0.8595	1.0000	900	100	56,471
Comments/Influences		Gravel Road		73 Actual Front Feet, 0.33 Total Acres Total Est. Land Value = 56,471							
		Paved Road		Land Improvement Cost Estimates							
		Storm Sewer		Description	Rate	Size	% Good	Cash Value			
		Sidewalk		D/W/P: 3.5 Concrete	5.00	72	0	0			
	X	Water		D/W/P: Asphalt Paving	2.35	1200	0	0			
	X	Sewer		Wood Frame	19.47	176	94	3,221			
		Electric		Residential Local Cost Land Improvements							
		Gas		Description	Rate	Size	% Good	Cash Value			
		Curb		LAND IMPROVE 2500	2,500.00	1	95	2,375			
		Street Lights		Total Estimated Land Improvements True Cash Value = 5,596							
		Standard Utilities									
		Underground Utils.									



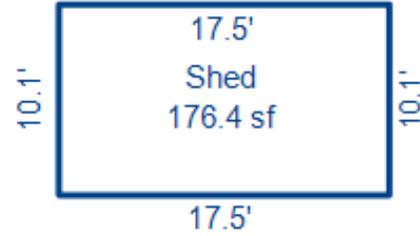
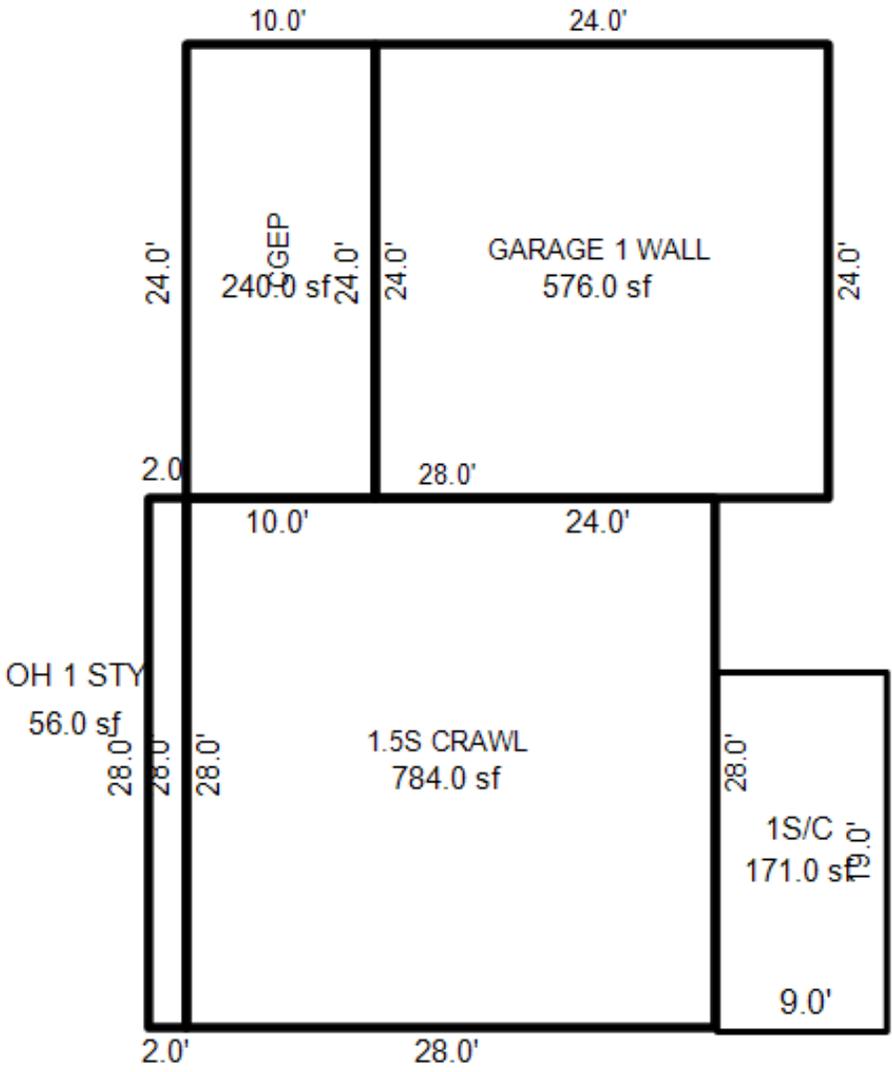
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2019	28,200	76,300	104,500			99,737C
	Rolling		2018	28,200	69,200	97,400			97,400S
	Low		2017	35,200	66,800	102,000			99,588C
	High		2016	36,500	62,200	98,700			98,700S
	Landscaped								
	Swamp								
	Wooded								
	Pond								
X	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
X	Private Road								
Who	When	What							
TPC 12/27/2017	INSPECTED								
TPC 04/19/2016	INSPECTED								
TPC 04/27/2015	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: 1982 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: 576 % 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					1																																				
Building Style: 1.5S		Trim & Decoration																																												
Yr Built 1978	Remodeled 2005	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			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: 955 S.F. Slab: 0 S.F. Height to Joists: 0.0		2			3		Fixture Bath																																					
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			1		Average Fixture(s)																																					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2			2		Fixture Bath																																					
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			1		Average Fixture(s)																																					
(3) Roof		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1		Average Fixture(s)																																					
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:																																												
Chimney: Metal																																														
Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 955 SF Floor Area = 1375 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>784</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>171</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>28</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>129,417</td> <td>84,117</td> </tr> </tbody> </table>													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Crawl Space	784			1 Story	Siding	Crawl Space	171			1 Story	Siding	Overhang	28			Total:				129,417	84,117	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	784																																											
1 Story	Siding	Crawl Space	171																																											
1 Story	Siding	Overhang	28																																											
Total:				129,417	84,117																																									
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,120 728 3 Fixture Bath 1 3,525 2,291 Porches CCP (1 Story) 112 2,367 1,539 CGEP (1 Story) 240 10,766 6,998 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 18,824 12,236 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 Fireplaces Prefab 2 Story 1 2,405 1,563 Local Cost Items GENERATOR 1 1,500 1,425 *													<<<< 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		
790 SW OAK DR		School: LAKE CITY - 57020		Remodel		11/05/2004	20040439	Complete		
Owner's Name/Address		P.R.E. 100% 07/08/2015								
MORTENSON RONALD TRUSTEE 790 SW OAK DR LAKE CITY MI 49651		MAP #:		2019 Est TCV 342,338 TCV/TFA: 129.18						
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA						
. SEC 3 T22N R8W LOT 5 PLAT OF CHEROKEE SHORES.		Public Improvements		* Factors *						
Comments/Influences		X Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
		X Gravel Road		GROUP A\$900/FF	75.00	182.00	0.8503 1.0000	900 100	57,394	
		X Paved Road		75 Actual Front Feet, 0.31 Total Acres					Total Est. Land Value =	57,394
		X Storm Sewer		Land Improvement Cost Estimates						
		X Sidewalk		Description	Rate	Size	% Good	Cash Value		
		X Water		Residential Local Cost Land Improvements						
		X Sewer		Description	Rate	Size	% Good	Cash Value		
		X Electric		LAND IMPROVE 2500	2,500.00	1	94	2,350		
		X Gas		Total Estimated Land Improvements True Cash Value =					2,350	
		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
		X PRIVATE RD		2019	28,700	142,500	171,200			131,229C
		TPC 12/27/2017 INSPECTED		2018	28,700	123,900	152,600			128,154C
		TPC 04/19/2016 INSPECTED		2017	35,800	119,600	155,400			125,519C
		TPC 03/30/2015 INSPECTED		2016	37,300	110,000	147,300			124,400C



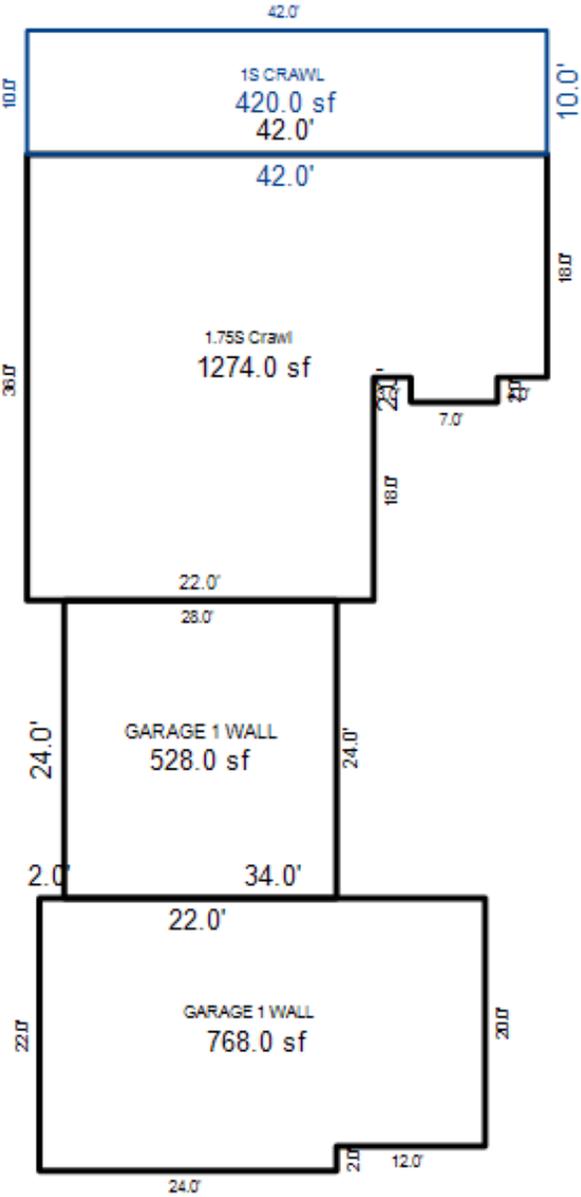
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 280	Type WCP (1 Story)	Year Built: 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: 0 Area: 528 % Good: 0 Storage Area: 0 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			Class: C +5 Effec. Age: 25 Floor Area: 2,650 Total Base New : 289,810 Total Depr Cost: 217,379 Estimated T.C.V: 282,593			E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.5S		Trim & Decoration Ex X Ord Min		Central Air Wood Furnace			(12) Electric 200 Amps Service								
Yr Built 1984	Remodeled 0	Size of Closets Lg X Ord Small		No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 1694 SF Floor Area = 2650 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75							Cls C 5 Blt 1984	
Condition: Average		Doors Solid X H.C.		No. of Elec. Outlets Many X Ave. Few			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.75 Story Siding Crawl Space 1,274 1 Story Siding Crawl Space 420 Total: 231,883 173,934								
Room List		(5) Floors Kitchen: Other: Other:		(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			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,120 840 3 Fixture Bath 1 3,525 2,644 Porches WCP (1 Story) 280 7,277 5,458 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 528 17,757 13,318 Common Wall: 1 Wall 1 -2,038 -1,528 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 768 23,002 17,251 Common Wall: 1 Wall 1 -2,038 -1,528 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 Local Cost Items								
(1) Exterior		(6) Ceilings		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			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 Local Cost Items								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation Basement: 0 S.F. Crawl: 1694 S.F. Slab: 0 S.F. Height to Joists: 0.0					Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:								
(2) Windows		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:								
X	Many Avg. X Few	Large Avg. X Small		(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF			Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:					Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:								
(3) Roof		Gable Hip Flat Gambrel Mansard Shed					Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:								
Chimney: Brick							Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:								

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

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



*** 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 JERRY F & G DELORIS	FEE LAWRENCE D & JOY (H/W	300,000	08/11/2006	WD	Arms Length	06-0/2934		100.0
		136,500	05/01/1996	WD	Download	304:34		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
800 OAK DR			Addition	04/26/2011	2011-0134	100%
Owner's Name/Address	P.R.E. 0%		Remodel	11/14/2007	20070839	Complete
FEE LAWRENCE D & JOY 32855 RAPHEL FARMINGTON HILLS MI 48336	MAP #:					
	2019 Est TCV 254,164 TCV/TFA: 153.20					

Tax Description	X	Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA	
		Improved	Vacant
. SEC 3 T22N R8W LOTS 6 & 7 PLAT OF CHEROKEE SHORES.			
FOR 99 ROLL..CHG CLASS FROM C+10 TO C.. -3600 LOSS TO MATCH TRIB	X		
98 AV OF 73600. ADJ NORMAL FOR CROOKED/SAPPHIRE LAKES	X		

Public Improvements		* Factors *				Value	
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Dirt Road	149.00	190.00	0.6461	1.0000	900	100	86,645
Gravel Road							
Paved Road							
Storm Sewer							
Sidewalk							
Water							
Sewer							
Electric							
Gas							
Curb							
Street Lights							
Standard Utilities							
Underground Utils.							
149 Actual Front Feet, 0.65 Total Acres						Total Est. Land Value =	86,645

Land Improvement Cost Estimates		Rate		Size % Good		Cash Value	
Description							
D/W/P: 3.5 Concrete		5.00		521	71		1,850
Total Estimated Land Improvements True Cash Value =							1,850

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

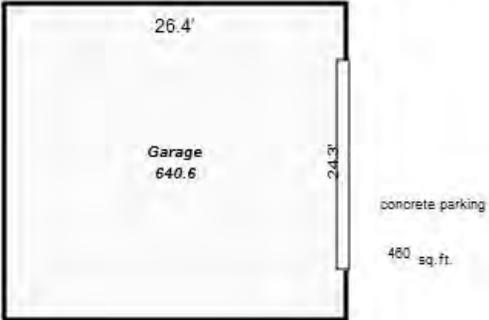
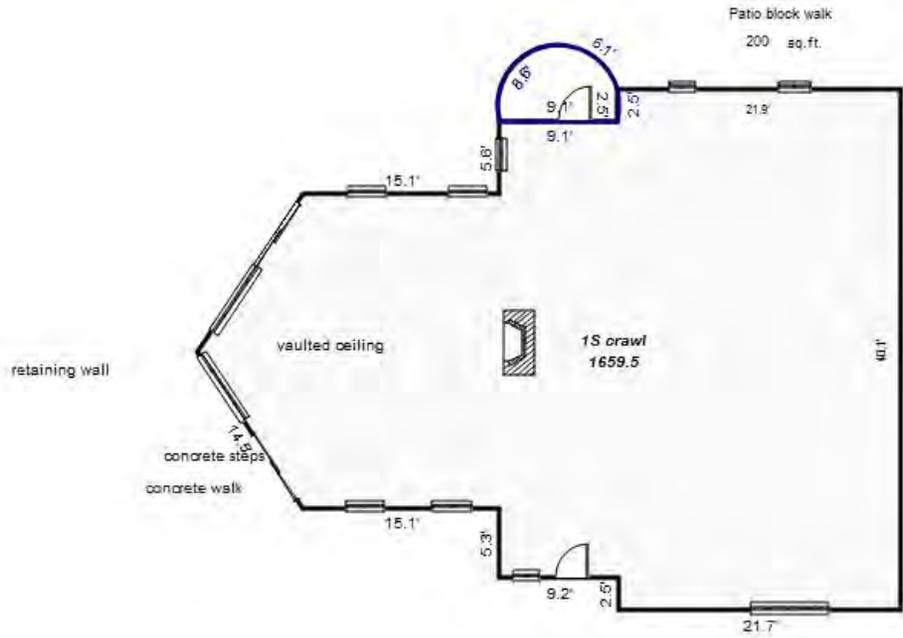
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	43,300	83,800	127,100			118,272C
2018	43,300	72,200	115,500			115,500S
2017	55,900	69,600	125,500			125,500S
2016	62,400	64,000	126,400			126,400S

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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: 1969 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: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
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		Central Air Wood Furnace			Class: C +5 Effec. Age: 35 Floor Area: 1,659 Total Base New : 196,089 Total Depr Cost: 127,438 Estimated T.C.V: 165,669			E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:			
Yr Built 1969	Remodeled 2011	Ex	X	Ord		Min	(12) Electric 100 Amps Service								
Condition: Average		Lg	X	Ord		Small	No./Qual. of Fixtures Ex. X Ord. Min								
Room List		(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets Many X Ave. Few								
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings		Basement: 0 S.F. Crawl: 1659 S.F. Slab: 0 S.F. Height to Joists: 0.0			(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								
(1) Exterior		(7) Excavation		(8) Basement			(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
(2) Windows		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:								
X	Many Avg. Few	X	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Notes: ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV:								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement			Lump Sum Items:			Totals: 196,089 127,438								
X	Double Glass Patio Doors Storms & Screens														
(3) Roof															
X	Gable Hip Flat	Gambrel Mansard Shed													
X	Asphalt Shingle														
Chimney: Block															

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



Sketch by Apex Sketch

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

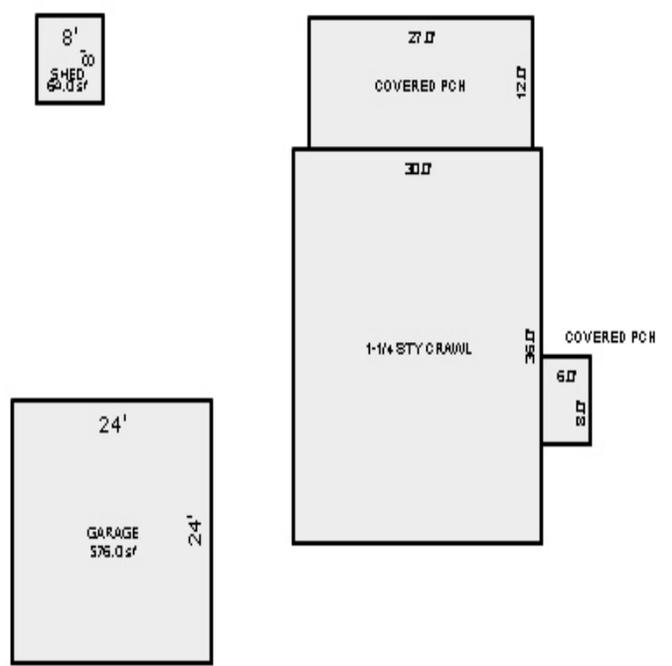
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status				
930 S OAK DR		School: LAKE CITY - 57020		Garage		06/17/2008	2008-0268	Complete				
Owner's Name/Address		P.R.E. 0%		New House		10/20/1994	1994-0298	Complete				
BATEEN REYNOLD A & JUDITH A 3400 E WILKINSON ROAD OWOSSO MI 48867		MAP #:		2019 Est TCV 261,394 TCV/TFA: 193.63								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA								
. LOT 1 PLAT OF CHIPPEWA SHORES.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
NEW HOME FOR 96 @ 45%		Gravel Road		GROUP A\$900/FF	100.00	180.00	0.7579	1.0000	900	100		68,207
REMOVED WELL ADD 5% COMP FOR 97		Paved Road		100 Actual Front Feet, 0.41 Total Acres				Total Est. Land Value =		68,207		
ADD WW & CS FOR 00 PER TOM D.		Storm Sewer		Land Improvement Cost Estimates								
ADD 2WFP FOR 02		Sidewalk		Description	Rate		Size % Good		Cash Value			
		Water		Wood Frame	21.10		64 74		999			
		Sewer		Total Estimated Land Improvements True Cash Value = 999								
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		X Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		X Private Road		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2019	34,100	96,600	130,700			100,399C	
		TPC 12/27/2017	INSPECTED		2018	34,100	85,500	119,600			98,046C	
		TPC 04/19/2016	INSPECTED		2017	43,200	82,400	125,600			96,030C	
		TPC 04/27/2015	INSPECTED		2016	46,200	75,900	122,100			95,174C	



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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: 2008 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	X	Drywall Paneled	X	Plaster Wood T&G									324	WCP (1 Story)						
Building Style: 1.25S		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: 15 Floor Area: 1,350 Total Base New : 173,942 Total Depr Cost: 147,838 Estimated T.C.V: 192,189			E.C.F. X 1.300			Bsmnt Garage: Carport Area: Roof:					
Yr Built 1995	Remodeled 0	Ex	X	Ord		Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S			Cls C 5 Blt 1995					
Condition: Average		Lg	X	Ord		Small	Doors			Ex. X Ord. Min			Ground Area = 1080 SF Floor Area = 1350 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Building Areas					
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric			100 Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost			1.25 Story Siding Crawl Space 1,080 Total: 132,076 112,252					
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No./Qual. of Fixtures			Ex. X Ord. Min			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			Other Additions/Adjustments		
(1) Exterior		X	Wood				No. of Elec. Outlets			Many X Ave. Few			(13) Plumbing			Plumbing					
X	Wood/Shingle Aluminum/Vinyl Brick	X	Vaulted				(7) Excavation			Basement: 0 S.F. Crawl: 1080 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			Porches		
	Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			Water/Sewer					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide						(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water Well, 100 Feet			Built-Ins					
X	Casement						Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Appliance Allow. Local Cost Items SANITARY SEWER			Water/Sewer					
X	Double Glass Patio Doors						Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Appliance Allow. Local Cost Items SANITARY SEWER			Water/Sewer					
X	Storms & Screens						Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Appliance Allow. Local Cost Items SANITARY SEWER			Water/Sewer					
(3) Roof		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Appliance Allow. Local Cost Items SANITARY SEWER			Water/Sewer			Built-Ins					
X	Gable Hip Flat						Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Appliance Allow. Local Cost Items SANITARY SEWER			Water/Sewer					
X	Asphalt Shingle						Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Appliance Allow. Local Cost Items SANITARY SEWER			Water/Sewer					
Chimney: Metal		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Appliance Allow. Local Cost Items SANITARY SEWER			Water/Sewer			Built-Ins					
		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Appliance Allow. Local Cost Items SANITARY SEWER			Water/Sewer			Built-Ins					
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		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000																	



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: 920 S OAK 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: MEILI KURT R & LESIA M
 18361 PINEBROOK DRIVE
 NORTHVILLE MI 48167-1844
 2019 Est TCV 213,814 TCV/TFA: 197.98

2019 Est TCV 213,814 TCV/TFA: 197.98

Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

X	Improved	Vacant	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X			GROUP A\$900/FF	100.00	195.00	0.7579	1.0000	900	100		68,207	
			100 Actual Front Feet, 0.45 Total Acres								Total Est. Land Value =	68,207

Taxpayer's Name/Address: MEILI KURT R & LESIA M
 18361 PINEBROOK DRIVE
 NORTHVILLE MI 48167-1844

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

Land Improvement Cost Estimates: Description, Rate, Size, % Good, Cash Value

D/W/P: 3.5 Concrete, Rate 5.00, Size 160, % Good 0, Cash Value 0

Wood Frame, Rate 21.25, Size 120, % Good 50, Cash Value 1,275

Residential Local Cost Land Improvements: Description, Rate, Size, % Good, Cash Value

LAND IMPROVE 1000, Rate 1,000.00, Size 1, % Good 95, Cash Value 950

Total Estimated Land Improvements True Cash Value = 2,225

Topography of Site

X Level, Rolling

X Low, High, Landscaped, Swamp, Wooded, Pond

X Waterfront, Ravine, Wetland, Flood Plain, Private Road

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	34,100	72,800	106,900			69,364C
2018	34,100	65,200	99,300			67,739C
2017	43,200	62,800	106,000			66,346C
2016	46,200	57,900	104,100			65,755C

Who When What

TPC 12/27/2017 INSPECTED

TPC 04/19/2016 INSPECTED

TPC 04/27/2015 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 Wood Stove Direct-Vented Ga	Area 96 492	Type WGEP (1 Story) Treated Wood	Year Built: 2002 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											
Building Style: 1.5S		Trim & Decoration		Central Air Wood Furnace						Class: C +10 Effec. Age: 25 Floor Area: 1,080 Total Base New : 144,318 Total Depr Cost: 110,295 Estimated T.C.V: 143,384		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1958	Remodeled 2002	Ex	Ord	X	Min	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 720 SF Floor Area = 1080 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Cls C 10 Blt 1958				
Condition: Average		Lg	Ord	X	Small	200 Amps Service			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost				
Room List		(5) Floors		No./Qual. of Fixtures			Plumbing			1.5 Story Siding Crawl Space		Total: 108,194 81,152				
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			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						
(1) Exterior		X Tile		No. of Elec. Outlets			(13) Plumbing			Plumbing						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Many X Ave. Few			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						
(2) Windows		Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement			(14) Water/Sewer			WGEP (1 Story)						
X	Many Avg. X Few	Large Avg. X Small		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Deck						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			Lump Sum Items:			Treated Wood						
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Notes:			Garages						
X	Gable Hip Flat	Gambrel Mansard Shed		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
X	Asphalt Shingle						SANITARY SEWER			Base Cost						
Chimney: Metal							Water/Sewer			Water/Sewer						
							Public Sewer			Public Sewer						
							Water Well, 50 Feet			Water Well, 50 Feet						
							Appliance Allow.			Appliance Allow.						
							Local Cost Items			Local Cost Items						
							SANITARY SEWER			SANITARY SEWER						
							Totals:			Totals:						
							ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCVC:			ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCVC:						

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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.

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

S OAK DR School: LAKE CITY - 57020

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

MEILI KURT R & LESIA M 2019 Est TCV 40,872

18361 PINEBROOK DRIVE

NORTHVILLE MI 48167-1844

Improved X Vacant Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA

Tax Description X Public Improvements * Factors * NOT BUILDABLE: WETLAND

. LOT 3 PLAT OF CHIPPEWA SHORES. Description Frontage Depth Front Depth Rate %Adj. Reason Value

Comments/Influences 100 Actual Front Feet, 0.42 Total Acres Total Est. Land Value = 40,000

UNBUILDABLE PER HEALTH DEPT Land Improvement Cost Estimates

Water Description Rate Size % Good Cash Value

X Sewer Wood Frame 21.80 80 50 872

X Electric Total Estimated Land Improvements True Cash Value = 872

Gas

Curb

Street Lights

Standard Utilities

Underground Utils.

Topography of Site

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	20,000	400	20,400			12,520C
2018	20,000	200	20,200			12,227C
2017	20,000	200	20,200			11,976C
2016	20,000	200	20,200			11,870C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KURTZ H JOSEPHINE ESTATE	KURTZ RICHARD R(SM)	0	11/05/2009	OTH	Not Qualified	2009/3868		100.0

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

Owner's Name/Address	MAP #:
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KURTZ RICHARD R 35723 STRATHCONA CLINTON TOWNSHIP MI 48035	2019 Est TCV 167,948 TCV/TFA: 159.04
--	--------------------------------------

X Improved	Vacant	Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A\$900/FF	100.00	166.00	0.7579	1.0000	900	100		68,207
100 Actual Front Feet, 0.38 Total Acres								Total Est. Land Value = 68,207

Tax Description	X	Land Improvement Cost Estimates
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. LOT 4 PLAT OF CHIPPEWA SHORES.		
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Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
---------------------	---	-------------	------	------	--------	------------

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

	X	Electric	1,000.00	1	94	940
--	---	----------	----------	---	----	-----

	X	Gas				940
--	---	-----	--	--	--	-----

		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
--------------------	------	------------	----------------	----------------	-----------------	----------------	---------------

Level							
-------	--	--	--	--	--	--	--

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

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

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

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

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

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

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

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

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

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

Flood Plain							
-------------	--	--	--	--	--	--	--

X Private Road							
----------------	--	--	--	--	--	--	--

Who	When	What	2019	34,100	49,900	84,000		79,974C
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TPC 12/27/2017	INSPECTED		2018	34,100	44,000	78,100		78,100S
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TPC 04/19/2016	INSPECTED		2017	43,200	42,400	85,600		85,600S
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TPC 04/27/2015	INSPECTED		2016	46,200	39,100	85,300		85,300S
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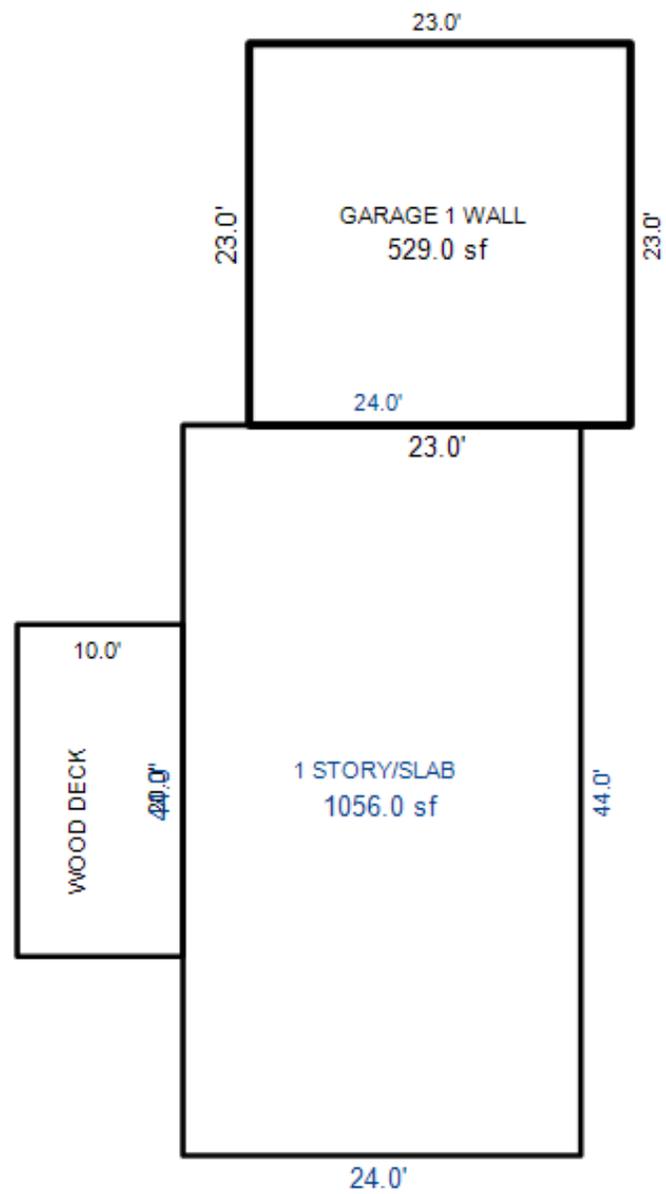
*** Information herein deemed reliable but not guaranteed***



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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	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 200	Type Treated Wood	Year Built: 1963 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: 529 % Good: 0 Storage Area: 0 No Conc. Floor: 0																		
X	Wood Frame		(4) Interior	X	Drywall Paneled	Plaster Wood T&G																										
Building Style: 1S		Trim & Decoration																														
Yr Built 1963	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			200		Amps Service																							
		(6) Ceilings		No./Qual. of Fixtures																												
(1) Exterior	X	Tile	Ex.	X	Ord.	Min	No. of Elec. Outlets																									
X	Wood/Shingle Aluminum/Vinyl Brick			Many	X	Ave.	Few	(13) Plumbing																								
	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1056 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																							
(2) Windows	Many Avg. X Few	Large Avg. X Small	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1		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	(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																							
(3) Roof	X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:																							
X	Asphalt Shingle			Chimney:																												
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1056 SF Floor Area = 1056 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas											Cls CD		Blt 1963																			
<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>1,056</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>90,897</td> <td>59,082</td> </tr> </tbody> </table>											Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	1,056			Total:				90,897	59,082				
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																											
1 Story	Siding	Slab	1,056																													
Total:				90,897	59,082																											
Other Additions/Adjustments Plumbing Average Fixture(s) 1 933 606 Deck Treated Wood 200 3,062 1,990 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 529 15,939 10,360 Common Wall: 1 Wall 1 -1,906 -1,239 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 Fireplaces Interior 1 Story 1 3,567 2,319 Local Cost Items SANITARY SEWER 1 0 0											Totals:		116,927 76,001																			
Notes:											ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV:		98,801																			

*** 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.
BOSWELL TERRY W & GAIL AN	BOSWELL TERRY W & GAIL A	1	02/22/2011	QC	QUIT CLAIM	2011-00728	PTA	0.0
HUEBNER IRLITTA A (SW)	BOSWELL TERRY W & GAIL AN	0	05/22/2007	QC	Not Qualified	2007/1957		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
890 S OAK DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 149,450 TCV/TFA: 183.15					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA							
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
. LOT 5 PLAT OF CHIPPEWA SHORES.	X	Dirt Road		GROUP A\$900/FF	110.00	174.00	0.7295	1.0000	900	100	72,221
Comments/Influences		Gravel Road		110 Actual Front Feet, 0.44 Total Acres					Total Est. Land Value =	72,221	

Comments/Influences	X	Sewer	Land Improvement Cost Estimates					
			Description	Rate	Size % Good	Cash Value		
	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	

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

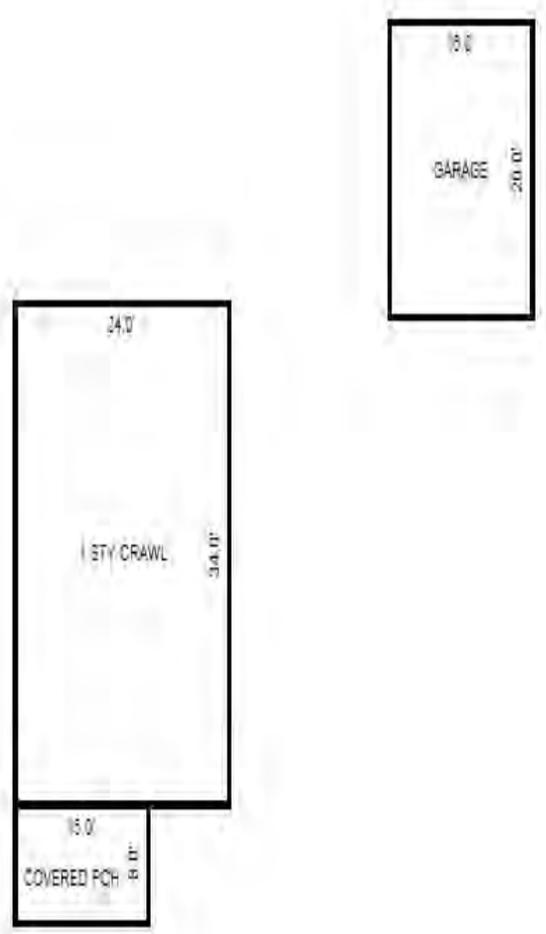


Who	When	What	2019	36,100	38,600	74,700			74,700S
TPC 12/27/2017	INSPECTED		2018	36,100	39,800	75,900			75,900S
TPC 04/19/2016	INSPECTED		2017	45,900	37,000	82,900			82,900S
TPC 04/27/2015	INSPECTED		2016	49,700	35,300	85,000			83,862C

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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 120	Type CCP (1 Story)	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: 1 Area: 320 % Good: 0 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 1965	Remodeled 0	Ex	Ord	X	Min	Size of Closets											
Condition: Average		Lg	Ord	X	Small	Doors											
Room List		(5) Floors					Central Air Wood Furnace										
5	Basement	Kitchen:					(12) Electric										
	1st Floor	Other:					60 Amps Service										
	2nd Floor	Other:															
2	Bedrooms	(6) Ceilings					No./Qual. of Fixtures										
(1) Exterior		X	Tile	Ex.	Ord.	X	Min	No. of Elec. Outlets									
X	Wood/Shingle Aluminum/Vinyl Brick			Many	Ave.	X	Few	(13) Plumbing									
		(7) Excavation					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										
		Basement: 0 S.F. Crawl: 816 S.F. Slab: 0 S.F. Height to Joists: 0.0					(14) Water/Sewer										
(2) Windows		(8) Basement					Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
X	Many Avg.	X	Large Avg.				Lump Sum Items:										
X	Few	Small															
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															
X	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															
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:															
Chimney: Block																	
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 816 SF Floor Area = 816 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas										Cls CD		Blt 1965					
Stories Exterior Foundation Size Cost New Depr. Cost																	
1 Story Brick Crawl Space 816										Total:		76,422 45,855					
Other Additions/Adjustments																	
Plumbing Average Fixture(s) 1 933 560																	
Porches CCP (1 Story) 120 2,309 1,385																	
Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)																	
Base Cost 320 10,138 6,083																	
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 Interior 1 Story 1 3,567 2,140																	
Local Cost Items SANITARY SEWER 1 0 0																	
Notes: ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCVC: 76,289																	
Totals: 97,804 58,684																	



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.
		115,000	07/01/1998	WD	Download	321:171		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
880 S OAK DR			Addition	06/10/2008	20080243	Complete
			Remodel	09/20/2007	20070685	Complete

Owner's Name/Address	MAP #:	2019 Est TC	TCV	TFA	TCV/TFA
STONE ROBERT C & KAREN J 880 S OAK DR LAKE CITY MI 49651		312,379	109.07		

Taxpayer's Name/Address	X	Improved	Vacant	Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA							
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
STONE ROBERT C & KAREN J 880 S OAK DR LAKE CITY MI 49651	X			GROUP A\$900/FF	89.00	189.00	0.7940	1.0000	900	100	63,601
				89 Actual Front Feet, 0.39 Total Acres Total Est. Land Value = 63,601							

Tax Description	X	Electric	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
. LOT 6 PLAT OF CHIPPEWA SHORES.	X		D/W/P: 4in Ren. Conc.	6.21	816 50	2,533
	X		Wood Frame	20.61	140 50	1,442
			Total Estimated Land Improvements True Cash Value = 3,975			

Comments/Influences	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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
TPC	07/28/2018	INSPECTED	2018	31,800	110,200	142,000			119,228C
TPC	12/27/2017	INSPECTED	2017	40,000	106,300	146,300			116,776C
TPC	04/18/2016	INSPECTED	2016	42,400	99,300	141,700			115,735C

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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:		
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							28	CCP (1 Story)	Class:		
Building Style: 1S		Trim & Decoration										71	Treated Wood	Class:		
Yr Built	Remodeled	Ex	X	Ord		Min						160	Treated Wood	Exterior:		
1962	1984	Size of Closets										224	Treated Wood	Brick Ven.:		
Condition: Average		Lg	X	Ord		Small								Stone Ven.:		
Room List		Doors		Solid	X	H.C.								Common Wall:		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors												Foundation:		
		Kitchen:												Finished ?:		
		Other:												Auto. Doors:		
		Other:												Mech. Doors:		
		(6) Ceilings												Area:		
		X		Drywall										% Good:		
		No./Qual. of Fixtures												Storage Area:		
		Ex.	X	Ord.		Min								No Conc. Floor:		
		No. of Elec. Outlets												Bsmnt Garage:		
		Many	X	Ave.		Few								Carpport Area:		
		(7) Excavation												Roof:		
		Basement: 0 S.F.														
		Crawl: 2032 S.F.														
		Slab: 0 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:														
		Lump Sum Items:														
		Public Water														
		Public Sewer														
		Water Well														
		1000 Gal Septic														
		2000 Gal Septic														
		Local Cost Items														
		SANITARY SEWER														
		Totals:														
		210,452														
		126,244														
		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>														

*** 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	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 Wood Balcony	Year Built: 1986 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																		
X	Wood Frame		(4) Interior Drywall Paneled					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: 2S		Trim & Decoration																																																											
	Yr Built 2009	Remodeled 0	Ex X Ord Min																																																											
	Condition: Average		Size of Closets Lg X Ord Small																																																											
	Room List		Doors Solid X H.C.																																																											
	Basement 1st Floor 2nd Floor Bedrooms		(5) Floors Kitchen: Other: Other:					Central Air Wood Furnace																																																						
	(1) Exterior		(6) Ceilings					(12) Electric 0 Amps Service																																																						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation							No./Qual. of Fixtures Ex. X Ord. Min																																																						
	(2) Windows							No. of Elec. Outlets Many X Ave. Few																																																						
X	Many Avg. X Large Avg. Small		(7) Excavation					(13) Plumbing																																																						
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: 0 S.F. Height to Joists: 0.0					1 Average Fixture(s) 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	(3) Roof		(8) Basement					(14) Water/Sewer																																																						
X	Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																						
X	Asphalt Shingle		(9) Basement Finish					Lump Sum Items:																																																						
	Chimney:		Recreation SF Living SF Walkout Doors No Floor SF																																																											
Cost Est. for Res. Bldg: 2 Single Family 2S (11) Heating System: Wall/Floor Furnace Ground Area = 0 SF Floor Area = 672 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90 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>Overhang</td> <td>672</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>42,255</td> <td>38,029</td> </tr> </tbody> </table>										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Overhang	672			Total:				42,255	38,029	E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:																																
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																									
1 Story	Siding	Overhang	672																																																											
Total:				42,255	38,029																																																									
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>1,008</td> </tr> <tr> <td>3</td> <td>1</td> <td>-3,525</td> <td>-3,172</td> </tr> <tr> <td>2</td> <td>1</td> <td>2,359</td> <td>2,123</td> </tr> </tbody> </table> Balcony <table border="1"> <thead> <tr> <th>Material</th> <th>Area</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>Wood Balcony</td> <td>144</td> <td>4,452</td> <td>4,007</td> </tr> <tr> <td>Wood Balcony</td> <td>72</td> <td>2,226</td> <td>2,003</td> </tr> </tbody> </table> Garages <table border="1"> <thead> <tr> <th>Item</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>Class: C Exterior: Pole (Finished)</td> <td>672</td> <td>18,527</td> </tr> <tr> <td>Base Cost</td> <td></td> <td></td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>415</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>1,134</td> </tr> <tr> <td>Totals:</td> <td></td> <td>68,963</td> </tr> </tbody> </table>										Average Fixture(s)	Size	Cost	Depr.	1	1	1,120	1,008	3	1	-3,525	-3,172	2	1	2,359	2,123	Material	Area	Cost	Depr.	Wood Balcony	144	4,452	4,007	Wood Balcony	72	2,226	2,003	Item	Cost	Depr.	Class: C Exterior: Pole (Finished)	672	18,527	Base Cost			Door Opener	1	415	Water/Sewer			Public Sewer	1	1,134	Totals:		68,963	Storage Area: 0 % Good: 0 No Conc. Floor: 0		Notes: GRG W/UPPER LIVING ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV: 80,686	
Average Fixture(s)	Size	Cost	Depr.																																																											
1	1	1,120	1,008																																																											
3	1	-3,525	-3,172																																																											
2	1	2,359	2,123																																																											
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Totals:		68,963																																																												

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HEATER WILLIAM F & BETTY	HEATER WILLIAM F & HEATHE	1	10/22/2014	QC	QUIT CLAIM	2014-03596	PTA	0.0
HEATER WILLIAM F & BETTY	HEATER WILLIAM F & BETTY	0	12/31/1988	WD	WARRANTY DEED		PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
870 S OAK DR	School: LAKE CITY - 57020		Deck/Porch	08/22/2013	2013-0395	100%
	P.R.E. 100% 07/25/1994		Addition	01/01/2007	20070773	Complete
Owner's Name/Address	MAP #:		Reroof	08/07/2006	20060255	Complete
HEATER WILLIAM & HEATER BETTY TRUST 870 S OAK DRIVE LAKE CITY MI 49651	2019 Est TCV 298,322 TCV/TFA: 126.51					

Tax Description	X	Improved		Vacant		Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA							
		Public Improvements				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
. LOT 7 PLAT OF CHIPPEWA SHORES.	X	Dirt Road				GROUP A\$900/FF	89.00	182.00	0.7940	1.0000	900	100	63,601
Comments/Influences		Gravel Road				89 Actual Front Feet, 0.37 Total Acres						Total Est. Land Value =	63,601

Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
X	Sewer	D/W/P: 3.5 Concrete	5.00	130	0	0
X	Electric	D/W/P: Asphalt Paving	2.35	3549	0	0
	Gas	Residential Local Cost Land Improvements				
	Curb	Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value
	Street Lights	LAND IMPROVE 5000	5,000.00	1	95	4,750
	Standard Utilities	Total Estimated Land Improvements True Cash Value =				4,750
	Underground Utils.					

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

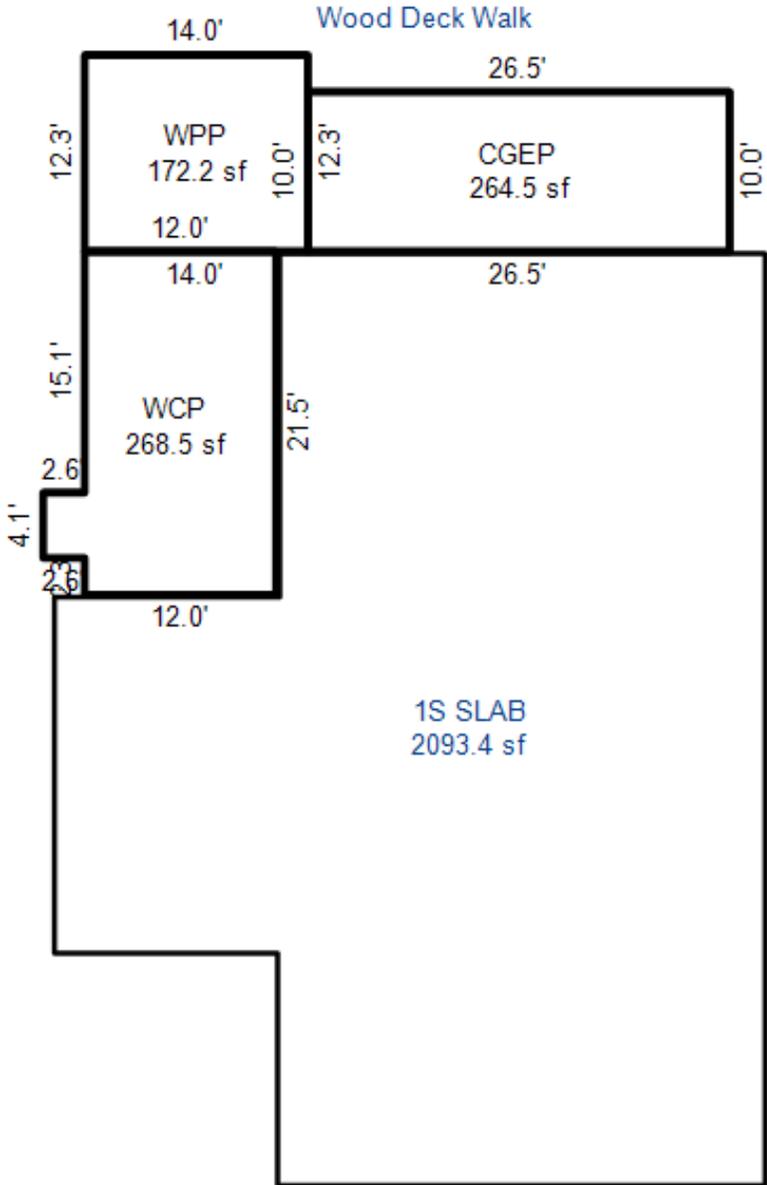
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	31,800	117,400	149,200			80,153C
	TPC 12/27/2017	INSPECTED	2018	31,800	102,700	134,500			78,275C
	TPC 04/19/2016	INSPECTED	2017	40,000	99,100	139,100			76,666C
	TPC 04/27/2015	INSPECTED	2016	42,400	91,200	133,600			75,983C

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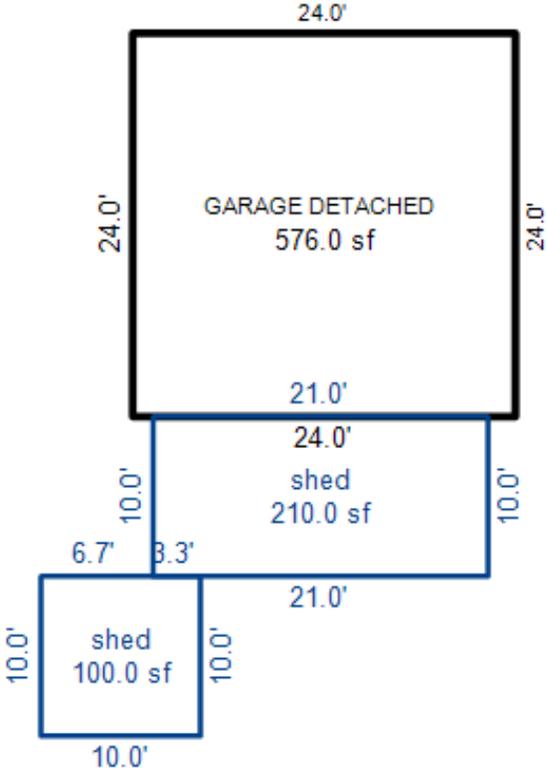
*** Information herein deemed reliable but not guaranteed***

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: 1988 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: 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: C +5 Effec. Age: 35 Floor Area: 2,358 Total Base New : 272,186 Total Depr Cost: 176,901 Estimated T.C.V: 229,971		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 5 Blt 1974					
Yr Built 1974	Remodeled 2014	Ex	X	Ord		Min	No./Qual. of Fixtures			Ground Area = 2358 SF Floor Area = 2358 SF.						
Condition: Average		Lg	X	Ord		Small	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65						
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Building Areas						
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(6) Ceilings			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			Stories Exterior Foundation Size Cost New Depr. Cost						
(1) Exterior		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 2358 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 Siding Slab 2,358		Total: 217,805 141,554				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Other Additions/Adjustments						
(2) Windows		Many Avg.	X	Large Avg.	Recreation SF Living SF Walkout Doors No Floor SF			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Lump Sum Items:			Public Sewer Water Well, 50 Feet			Average Fixture(s) 1 1,120 728 2 Fixture Bath 2,359 1,533						
(3) Roof		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Porches			CSEP (1 Story) 264 7,909 5,141 WCP (1 Story) 268 7,145 4,644 WPP 172 3,185 2,070						
X	Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:			Deck			Treated Wood 348 4,517 2,936						
X	Asphalt Shingle	Chimney: Brick		Lump Sum Items:			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 18,824 12,236						
				Lump Sum Items:			Water/Sewer			Public Sewer 1 1,134 737 Water Well, 50 Feet 1 2,038 1,325						
				Lump Sum Items:			Built-Ins			Appliance Allow. 1 2,099 1,364						
				Lump Sum Items:			Fireplaces			Interior 1 Story 1 4,051 2,633						
				Lump Sum Items:			Local Cost Items			SANITARY SEWER 1 0 0 *						
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																

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



Asphalt



*** 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
860 S OAK DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
DOHM JOHN P 2703 ATTENBOROUGH CT LANSING MI 48917-5114	MAP #:					
	2019 Est TCV 148,915 TCV/TFA: 153.20					

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
GMAC MORTGAGE CORP OF PA TAX DEPT RE: DOHM JOHN P P O BOX 780 WATERLOO IA 50704	X		GROUP A\$900/FF	86.00	173.00	0.8050	1.0000	900	100	62,306
			86 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 62,306							

Tax Description	X Sewer	Land Improvement Cost Estimates					
		Description	Rate	Size	% Good	Cash Value	
. LOT 8 PLAT OF CHIPPEWA SHORES.	X	Wood Frame	22.20	80	71	1,261	
Comments/Influences	X Electric	Total Estimated Land Improvements True Cash Value = 1,261					

Topography of Site	X Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	2019	31,200	43,300	74,500			57,332C
		2018	31,200	38,600	69,800			55,989C
		2017	39,100	36,000	75,100			54,838C
	X	2016	41,300	34,100	75,400			54,349C



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Sketch by Apex IV™

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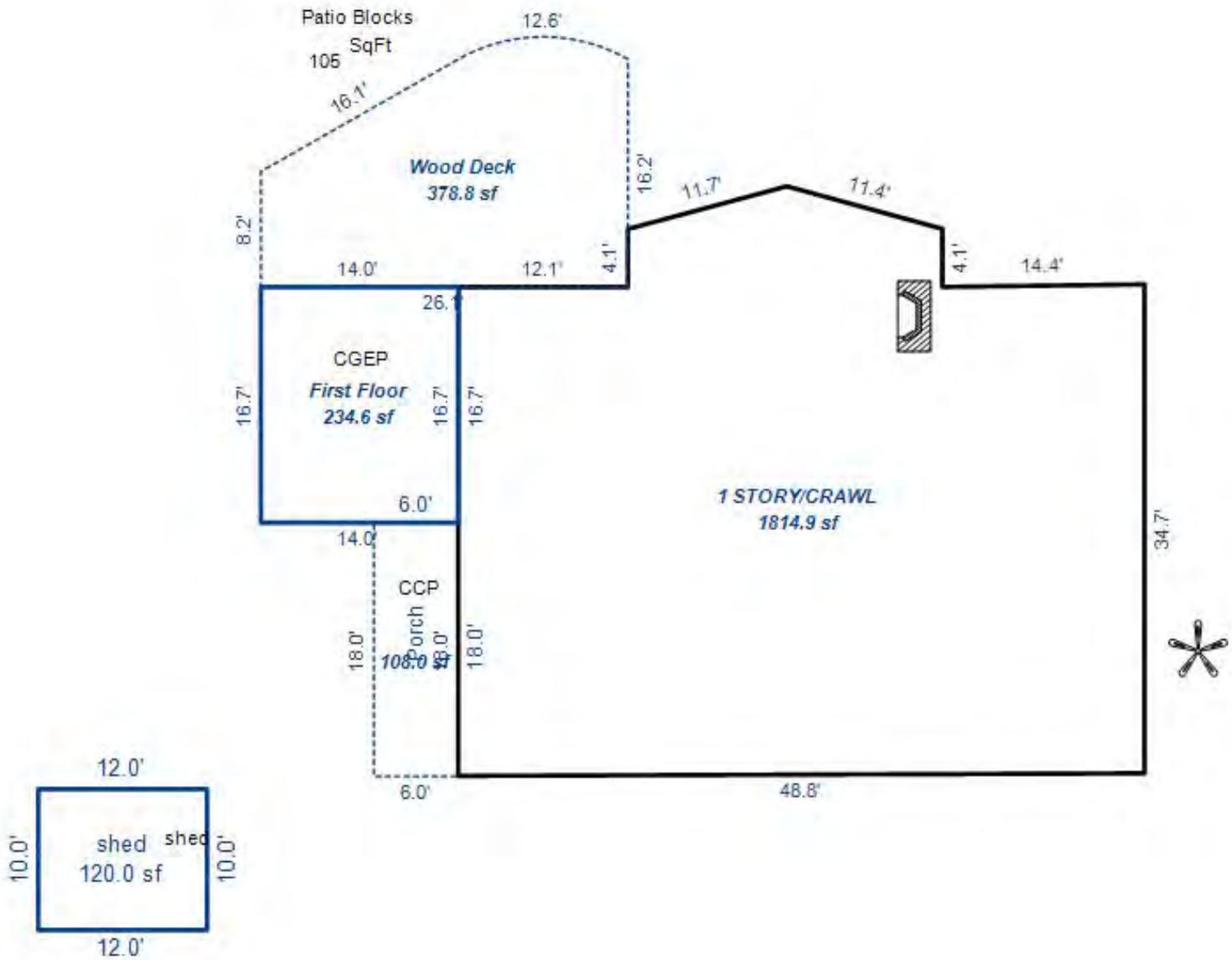
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		76,000	01/01/1997	WD	Download	308:1482		0.0

Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status			
850 S OAK DR		School: LAKE CITY - 57020									
Owner's Name/Address		P.R.E. 0%									
EVANS THOMAS E & SILVIA A 2415 N TRAIL ROAD MIDLAND MI 48642		MAP #:		2019 Est TCV 359,625 TCV/TFA: 198.25							
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA							
EVANS THOMAS E & SILVIA A 2415 N TRAIL ROAD MIDLAND MI 48642		Public Improvements		* Factors *							
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
. LOT 9 PLAT OF CHIPPEWA SHORES.		Gravel Road		GROUP A\$900/FF	84.00	171.00	0.8126	1.0000	900	100	61,432
Comments/Influences		Paved Road		84 Actual Front Feet, 0.33 Total Acres					Total Est. Land Value =		61,432
REMOVE CABIN..ADD NEW HOUSE FOR 00		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good			Cash Value	
		Water		D/W/P: 4in Ren. Conc.	6.21	200	0			0	
		Sewer		Wood Frame	21.25	120	50			1,275	
		Electric		Residential Local Cost Land Improvements							
		Gas		Description	Rate	Size	% Good			Cash Value	
		Curb		LAND IMPROVE 1000	1,000.00	2	95			1,900	
		Street Lights		Total Estimated Land Improvements True Cash Value =							3,175
		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	30,700	149,100	179,800			111,674C	
		X Low		2018	30,700	136,300	167,000			109,057C	
		High		2017	38,500	131,500	170,000			106,814C	
		Landscaped		2016	40,600	120,900	161,500			105,862C	
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		X PRIVATE RD									
		Who	When	What							
		TPC	12/27/2017	INSPECTED							
		TPC	04/19/2016	INSPECTED							
		TPC	04/27/2015	INSPECTED							



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HALLGREN DAN E & SHIRLEY	HALLGREN DAN E & SHIRLEY	0	08/06/2004	WD	Not Qualified	04-0/3826		0.0
		103,900	10/01/1999	WD	Download	332:582		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
840 S OAK DR			Addition	12/31/2004	2004-9998	Complete

Owner's Name/Address	MAP #:
HALLGREN DAN E & SHIRLEY J (TRUST) 36445 QUAKERTOWN LANE FARMINGTON MI 48331-3885	2019 Est TCV 203,582 TCV/TFA: 146.57

X	Improved	Vacant	Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value

Taxpayer's Name/Address			X	Dirt Road	GROUP A\$900/FF 84.00 191.00 0.8126 1.0000 900 100 61,432						
HALLGREN DAN E & SHIRLEY J (TRUST) 36445 QUAKERTOWN LANE FARMINGTON MI 48331-3885				Gravel Road	84 Actual Front Feet, 0.37 Total Acres Total Est. Land Value = 61,432						
				Paved Road							
				Storm Sewer							
				Sidewalk							
				Water							
			X	Sewer	Land Improvement Cost Estimates						
					Description Rate Size % Good Cash Value						
					D/W/P: 4in Ren. Conc. 6.32 80 0 0						
			X	Electric	Residential Local Cost Land Improvements						
					Description Rate Size % Good Cash Value						
				Gas	LAND IMPROVE 1000 1,000.00 1 95 950						
				Curb	Total Estimated Land Improvements True Cash Value = 950						

Tax Description	X	Street Lights	Standard Utilities	Underground Utils.
. LOT 10 PLAT OF CHIPPEWA SHORES.				

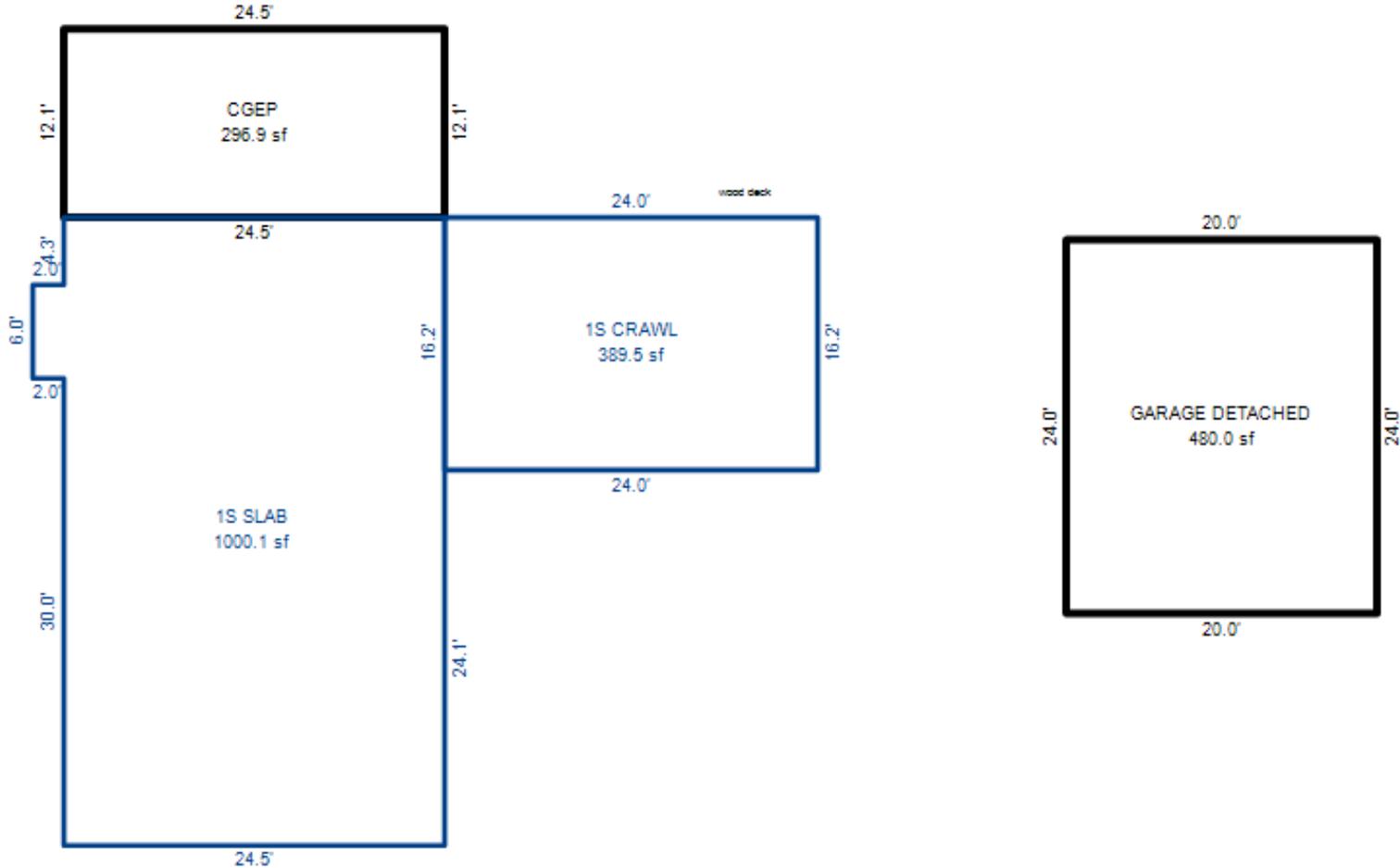
Comments/Influences	X	Topography of Site
CHG PATIO TO CFP/SE ALSO 16X24 ADDN @ 45% FOR 02 ADD'N COMP FOR 05 ADD SEWER FOR 06 +1000.		

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	30,700	71,100	101,800			89,408C
2018	30,700	64,300	95,000			87,313C
2017	38,500	62,000	100,500			85,518C
2016	40,600	56,600	97,200			84,756C



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRISTOW NORMAN S & SALLY	BRISTOW NORMAN S & SALLY	0	03/21/2005	QC	Not Qualified	05-0/1204		0.0
		77,500	10/01/1995	WD	Download	299:133		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
830 S OAK DR			Addition	04/11/2013	2013-0087	100%

Owner's Name/Address	MAP #:
BRISTOW NORMAN S & SALLY A TRUSTEES NORMAN & SALLY REV LIVING TRUST 20295 DUNHAM ROAD CLINTON TOWNSHIP MI 48038	2019 Est TCV 190,847 TCV/TFA: 178.70

X	Improved	Vacant	Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA					
			* Factors *					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value

Taxpayer's Name/Address			X	Dirt Road	GROUP A\$900/FF	84.00	240.00	0.8126	1.0000	900	100		61,432	
BRISTOW NORMAN S & SALLY A TRUSTEES 20295 DUNHAM ROAD CLINTON TOWNSHIP MI 48038				Gravel Road	84 Actual Front Feet, 0.46 Total Acres								Total Est. Land Value =	61,432

Tax Description			X	Land Improvement Cost Estimates		Rate	Size % Good	Cash Value
. LOT 11 PLAT OF CHIPPEWA SHORES.			X	Water	Description	5.00	232 0	0
Comments/Influences			X	Sewer	Residential Local Cost Land Improvements			

Tax Description			X	Description		Rate	Size % Good	Cash Value
. LOT 11 PLAT OF CHIPPEWA SHORES.			X	Gas	LAND IMPROVE 1000	1,000.00	1 95	950
				Curb	Total Estimated Land Improvements True Cash Value = 950			

Topography of Site		
		Level
X	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	30,700	64,700	95,400			76,014C
2018	30,700	57,300	88,000			74,233C
2017	38,500	55,300	93,800			72,707C
2016	40,600	50,800	91,400			72,059C

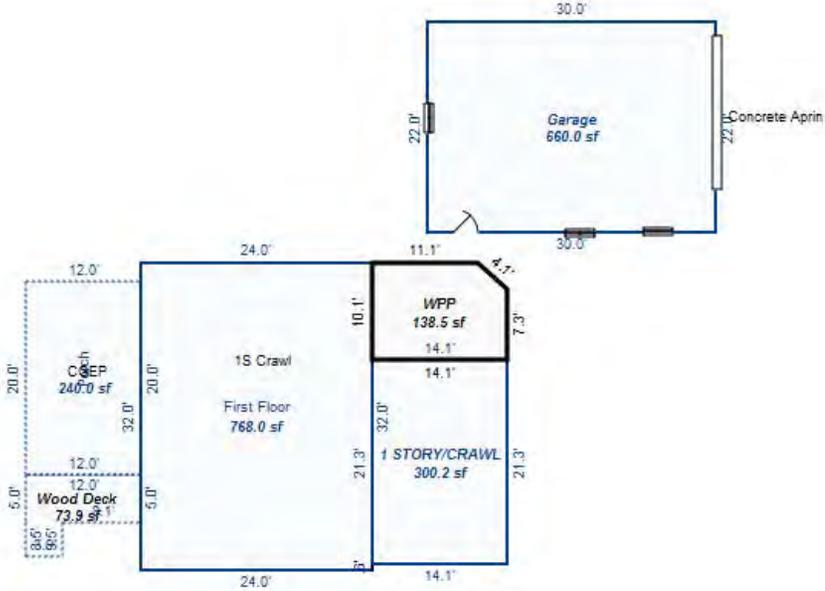
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Who	When	What
TPC	12/27/2017	INSPECTED
TPC	04/19/2016	INSPECTED
TPC	04/27/2015	INSPECTED

*** 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 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 240 138 73	Type CGEP (1 Story) WPP WPP	Year Built: 1960 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: 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 1960	Remodeled 2013	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												
	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: 1068 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		Softener, Auto							
X	Wood Sash Metal Sash Vinyl Sash	Conc. Block Poured Conc. Stone		No Plumbing Extra Toilet Extra Sink			1		Separate Shower							
X	Double Hung Horiz. Slide Casement	Treated Wood Concrete Floor		(9) Basement Finish			1		Ceramic Tile Floor							
X	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1		Water Well							
(3) Roof		(10) Floor Support		(14) Water/Sewer			1		Public Water							
X	Gable Hip Flat	Gambrel Mansard Shed		Public Sewer			1		Water Well							
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1000 Gal Septic 2000 Gal Septic			1		Lump Sum Items:							
Chimney: Block																
Notes:										Class: C Effec. Age: 35 Floor Area: 1,068 Total Base New : 152,030 Total Depr Cost: 98,819 Estimated T.C.V: 128,465		E.C.F. X 1.300		Cls C Blt 1960		
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1068 SF Floor Area = 1068 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 Crawl Space 768										1 Story Siding Crawl Space 300		Total: 107,442 69,837				
Other Additions/Adjustments										Plumbing Average Fixture(s) 1 1,120 728		Porches CGEP (1 Story) 240 10,766 6,998		WPP 138 2,766 1,798		
										WPP 73 1,962 1,275		Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
										Base Cost 660 18,652 12,124		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 Interior 1 Story 1 4,051 2,633		Local Cost Items 1 0 0		SANITARY SEWER		
										Totals: 152,030 98,819				* 0		
										ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TC		128,465				

*** 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.
KOBISKA BASIL & ETHEL TRU	LOWES PENNY L & MCMIN DEA	150,000	11/05/2013	LC	LAND CONTRACT	2013-03765	PTA	100.0
KOBISKA BASIL & ETHEL TRU	KOBISKA BASIL & ETHEL TRU	1	09/10/2010	QC	QUIT CLAIM	2013-03366 QD	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
820 S OAK DR			Addition	09/27/2016	2016-0481	100%
	P.R.E. 0%		ALTERATION	12/31/2013	2014-0573	100%
Owner's Name/Address	MAP #:					
LOWES PENNY L & MCMIN DEAN R 5991 WINKLER MILL RD ROCHESTER MI 48306	2019 Est TCV 211,408 TCV/TFA: 184.80					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 1.CROOKED LAKE AREA							
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
. LOT 12 PLAT OF CHIPPEWA SHORES.	X	Dirt Road		GROUP A\$900/FF	84.00	304.00	0.8126	1.0000	900	100	61,432
Comments/Influences		Gravel Road		84 Actual Front Feet, 0.59 Total Acres						Total Est. Land Value =	61,432

Comments/Influences	X	Topography of Site	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
01 BOR CHG'D FOR POOR FRONTAGE. ADD RS FOR 06. +400 AV	X	Water	D/W/P: 3.5 Concrete	5.00	120 0	0	
SUCCESSOR TRUSTEES ARE PENNY L LERG & PAMIE BETH BLEVINS.	X	Sewer	D/W/P: Patio Blocks	11.84	48 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 95	950	
		Street Lights	Total Estimated Land Improvements True Cash Value =				950

Comments/Influences	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			01 BOR CHG'D FOR POOR FRONTAGE. ADD RS FOR 06. +400 AV		Level	2019	30,700	75,000	105,700
SUCCESSOR TRUSTEES ARE PENNY L LERG & PAMIE BETH BLEVINS.		Rolling	2018	30,700	65,100	95,800			95,800S
		Low	2017	38,500	54,600	93,100			90,019C
		High	2016	40,600	43,200	83,800			81,684C

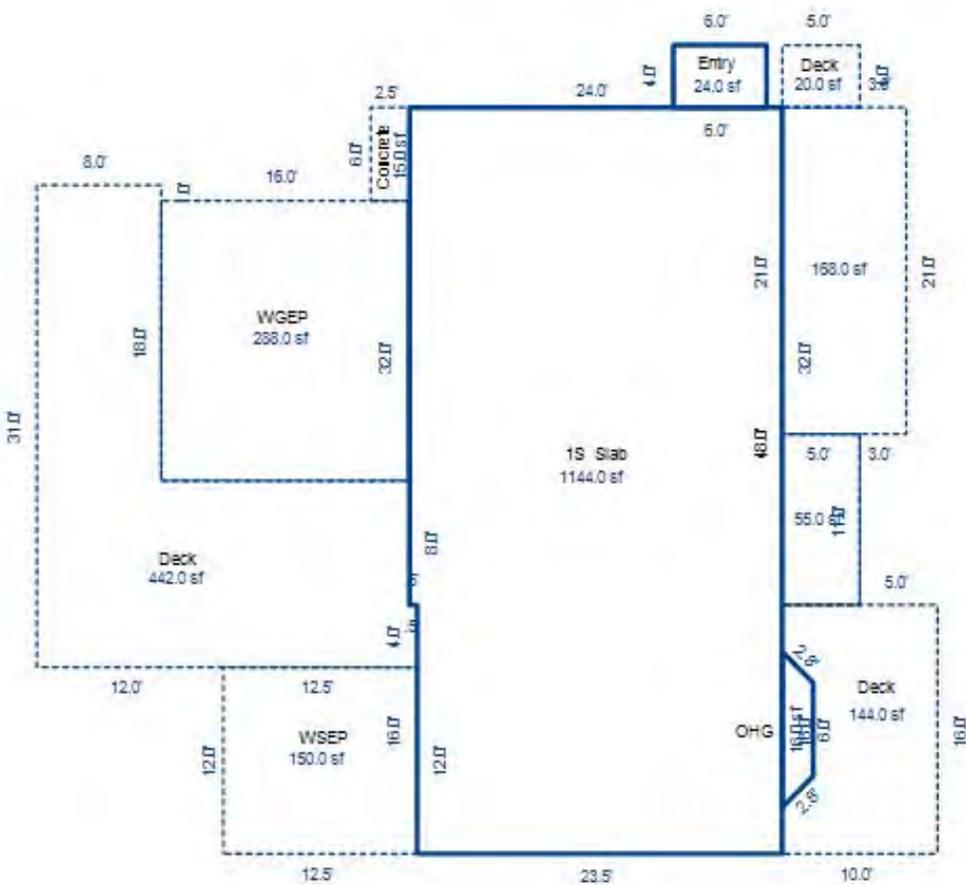


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*** Information herein deemed reliable but not guaranteed***

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: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 240 % 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																																																																																																									
Yr Built	Remodeled	Ex	Ord	X	Min	(12) Electric																																																																																																							
1963 201	2017					0 Amps Service																																																																																																							
Condition: Average		Lg	Ord	X	Small	No Heating/Cooling																																																																																																							
Room List		Doors	Solid	X	H.C.	Central Air Wood Furnace																																																																																																							
	Basement 1st Floor 2nd Floor 3 Bedrooms					(6) Ceilings																																																																																																							
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures																																																																																																									
X	Wood/Shingle Aluminum/Vinyl Brick			X	Ex.		Ord.		Min																																																																																																				
	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1144 S.F. Height to Joists: 0.0		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		Large			(13) Plumbing																																																																																																							
			Small			1	Average Fixture(s)																																																																																																						
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(8) Basement			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		(9) Basement Finish			(14) Water/Sewer																																																																																																						
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF		(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																																						
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Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1144 SF Floor Area = 1144 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=67/100/100/100/67 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>1,144</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>116,196</td> <td>77,851</td> </tr> </tbody> </table> 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>1,120</td> <td>750</td> </tr> <tr> <td>1</td> <td>3,525</td> <td>2,362</td> </tr> </tbody> </table> Porches <table border="1"> <thead> <tr> <th>Type</th> <th>Area</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>WGEP (1 Story)</td> <td>288</td> <td>14,668</td> <td>9,828</td> </tr> <tr> <td>WSEP (1 Story)</td> <td>150</td> <td>6,197</td> <td>4,152</td> </tr> <tr> <td>WCP (1 Story)</td> <td>168</td> <td>5,416</td> <td>3,629</td> </tr> </tbody> </table> Deck <table border="1"> <thead> <tr> <th>Type</th> <th>Area</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Treated Wood</td> <td>442</td> <td>5,282</td> <td>3,539</td> </tr> <tr> <td>Treated Wood</td> <td>55</td> <td>1,412</td> <td>946</td> </tr> <tr> <td>Treated Wood</td> <td>144</td> <td>2,533</td> <td>1,697</td> </tr> </tbody> </table> Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) <table border="1"> <thead> <tr> <th>Item</th> <th>Area</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Base Cost</td> <td>240</td> <td>9,478</td> <td>6,350</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>760</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td>1</td> <td>2,038</td> <td>1,365</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>1,406</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> </tbody> </table>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	1,144			Total:				116,196	77,851	Average Fixture(s)	Cost	Depr. Cost	1	1,120	750	1	3,525	2,362	Type	Area	Cost	Depr. Cost	WGEP (1 Story)	288	14,668	9,828	WSEP (1 Story)	150	6,197	4,152	WCP (1 Story)	168	5,416	3,629	Type	Area	Cost	Depr. Cost	Treated Wood	442	5,282	3,539	Treated Wood	55	1,412	946	Treated Wood	144	2,533	1,697	Item	Area	Cost	Depr. Cost	Base Cost	240	9,478	6,350	Water/Sewer				Public Sewer	1	1,134	760	Water Well, 50 Feet	1	2,038	1,365	Built-Ins				Appliance Allow.	1	2,099	1,406	Local Cost Items				SANITARY SEWER	1	0	0
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Local Cost Items																																																																																																													
SANITARY SEWER	1	0	0																																																																																																										
E.C.F. X 1.300 Total Base New : 171,098 Total Depr Cost: 114,635 Estimated T.C.V: 149,026 Bsmnt Garage: Carport Area: Roof:																																																																																																													
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																																																																																													

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LOONEY SELWYN & DIANA	LOONEY SELWYN EFRAM	1	12/21/2005	WD	PROBATE COURT	2005-00193		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S RIVERVIEW DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 5,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS							
			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			<Site Value A>	RURAL LOTS				5000 100		5,000
			188 Actual Front Feet, 1.24 Total Acres						Total Est. Land Value =	5,000

Tax Description

SEC 35 T22N R8W LOT 1 CLAM RIVER ESTATES.

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	2,500	0	2,500			2,500S
2018	2,500	0	2,500			2,500S
2017	2,500	0	2,500			2,500S
2016	3,500	0	3,500			2,544C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LOONEY SELWYN E & DIANA S	LOONEY DIANA	0	12/22/2004	QC	Not Qualified	04-0/5313		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5119 S RIVERVIEW DR						
	School: LAKE CITY - 57020					
	P.R.E. 100% 05/01/1995					
Owner's Name/Address	MAP #:					
LOONEY DIANA 5119 RIVERVIEW DR LAKE CITY MI 49651	2019 Est TCV 131,720 TCV/TFA: 74.84					

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS					
			Description	Frontage	Depth	Rate	%Adj.	Reason
LOONEY DIANA 5119 RIVERVIEW DR LAKE CITY MI 49651	X		* Factors *					
			Description Frontage Depth Front Depth Rate %Adj. Reason Value					
			<Site Value F> SITE \$10000 10000 100 10,000					
			180 Actual Front Feet, 1.05 Total Acres Total Est. Land Value = 10,000					
			Land Improvement Cost Estimates					
			Description	Rate	Size	% Good	Cash Value	
			Residential Local Cost Land Improvements					
			Description	Rate	Size	% Good	Cash Value	
			LAND IMPROVE 2500	2,500.00	1	94	2,350	
			Total Estimated Land Improvements True Cash Value =					2,350

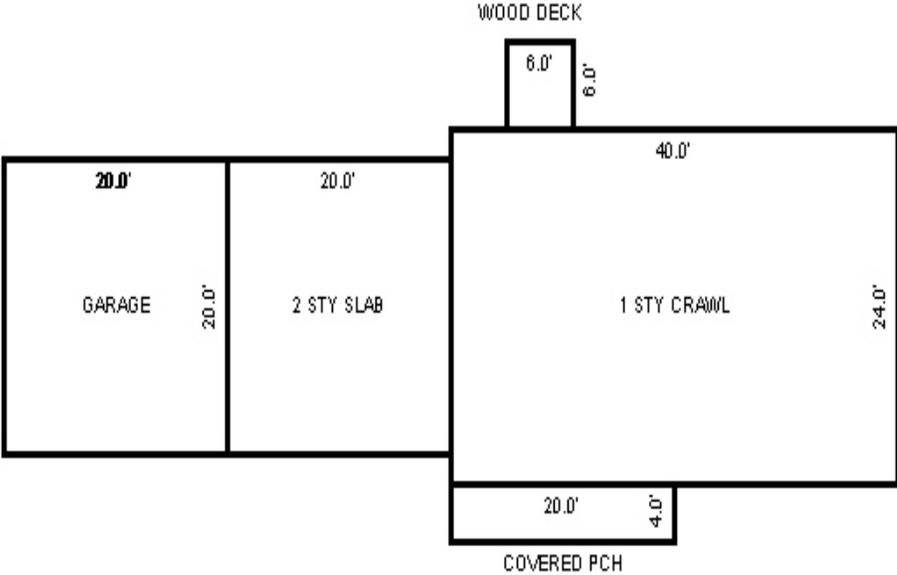
Tax Description	X	Electric	Rate	Size	% Good	Cash Value
. SEC 35 T22N R8W LOT 2 CLAM RIVER ESTATES.	X	Gas				
	X	Curb				
	X	Street Lights				
	X	Standard Utilities				
	X	Underground Utils.				



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2019	5,000	60,900	65,900			48,051C
Rolling	2018	5,000	55,600	60,600			46,925C
Low	2017	5,000	52,300	57,300			45,960C
High	2016	5,000	49,300	54,300			45,551C
Landscaped	Who When What						
Swamp	TPC 12/27/2017 INSPECTED						
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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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
5155 S RIVERVIEW DR			Pole Barn	08/26/2008	20080487	Complete

Owner's Name/Address	MAP #:
WEBSTER GENE L & MAXINE E 5155 S RIVERVIEW DR LAKE CITY MI 49651	2019 Est TCV 165,060 TCV/TFA: 92.11

Taxpayer's Name/Address	Public Improvements	Land Value Estimates for Land Table Res 8.RURAL SUBS
WEBSTER GENE L & MAXINE E 5155 RIVERVIEW DR LAKE CITY MI 49651	X Improved X Vacant	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value <Site Value F> SITE \$10000 10000 100 145 Actual Front Feet, 0.89 Total Acres Total Est. Land Value = 10,000

Tax Description	Land Improvement Cost Estimates
. SEC 35 T22N R8W LOT 3 CLAM RIVER ESTATES.	Description Rate Size % Good Cash Value D/W/P: 3.5 Concrete 5.00 300 0 0 D/W/P: 4in Ren. Conc. 6.21 1000 0 0 D/W/P: Crushed Rock 1.72 300 0 0

Comments/Influences	Residential Local Cost Land Improvements
X Street Lights X Standard Utilities X Underground Utils.	Description Rate Size % Good Cash Value LAND IMPROVE 2500 2,500.00 1 95 2,375 Total Estimated Land Improvements True Cash Value = 5,944



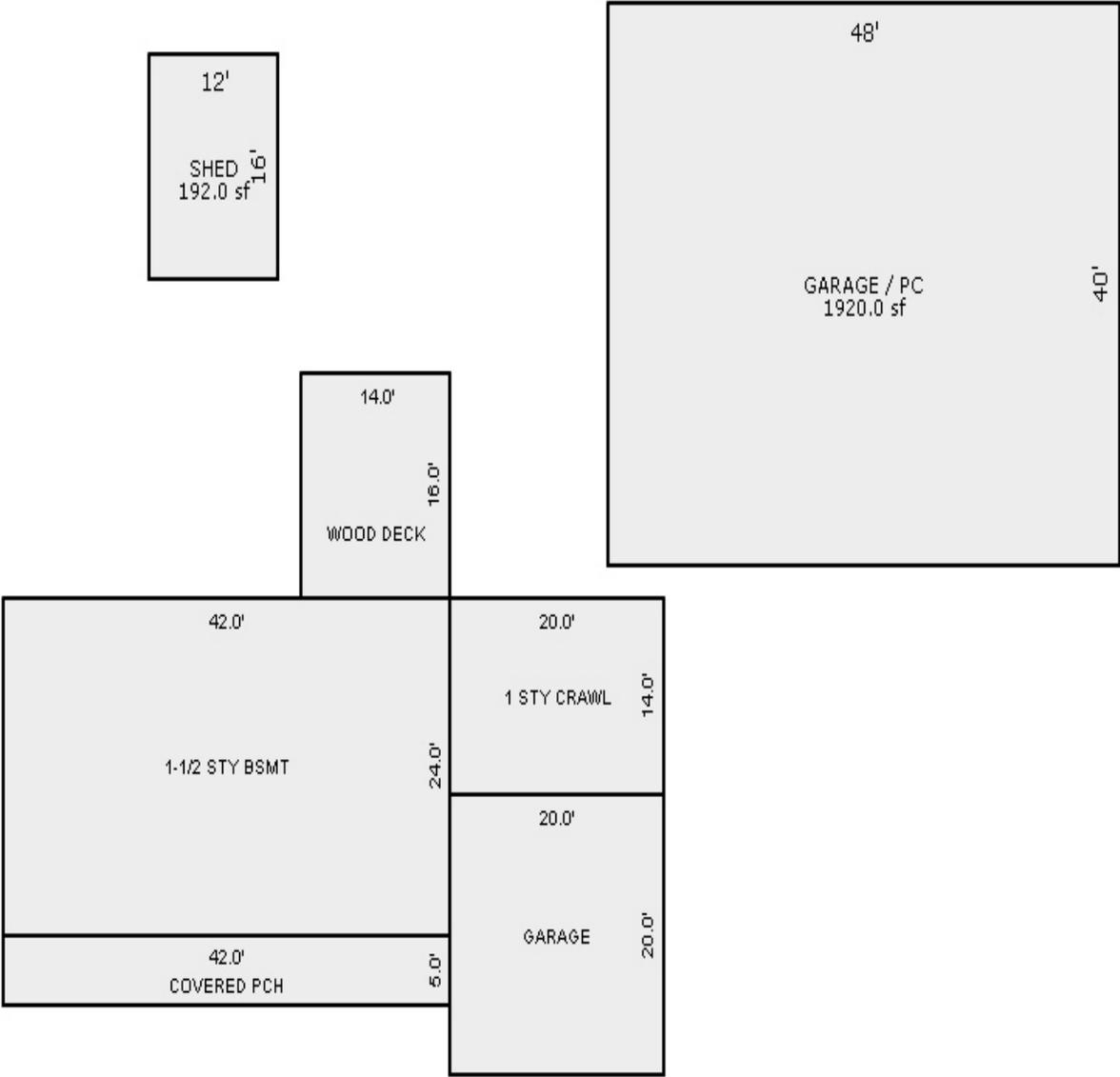
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2019	5,000	77,500	82,500			62,241C

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2018	5,000	73,400	78,400			60,783C
TPC	10/10/2015	INSPECTED	2017	5,000	69,200	74,200			59,533C
RJG	12/04/2008	INSPECTED	2016	5,000	65,200	70,200			59,002C

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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 210 224	Type CCP (1 Story) Treated Wood	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: 400 % 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 1980	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	X	Drywall													
(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														
(3) Roof		(10) Floor Support														
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors No Floor SF													
X	Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:	1	Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic											
Chimney: Metal		Lump Sum Items:														
										Class: C +5 Effec. Age: 30 Floor Area: 1,792 Total Base New : 242,050 Total Depr Cost: 169,450 Estimated T.C.V: 149,116		E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:		
										Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 1288 SF Floor Area = 1792 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Cls C 5 Blt 1980				
										Building Areas						
										Stories Exterior Foundation Size Cost New Depr. Cost						
										1.5 Story Siding Basement 1,008						
										1 Story Siding Crawl Space 280						
										Total: 178,628		125,056				
										Other Additions/Adjustments						
										Plumbing						
										Average Fixture(s) 1 1,120 784						
										2 Fixture Bath 1 2,359 1,651						
										Water/Sewer						
										1000 Gal Septic 1 3,691 2,584						
										Water Well, 50 Feet 1 2,038 1,427						
										Porches						
										CCP (1 Story) 210 4,164 2,915						
										Deck						
										Treated Wood 224 3,389 2,372						
										Garages						
										Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
										Base Cost 400 14,716 10,301						
										Common Wall: 1 Wall 1 -2,038 -1,427						
										Door Opener 1 415 290						
										Class: CD Exterior: Pole (Unfinished)						
										Base Cost 1920 31,469 22,028						
										Built-Ins						
										Appliance Allow. 1 2,099 1,469						
										Totals: 242,050 169,450						
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																

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



Sketch by Apex Medina™

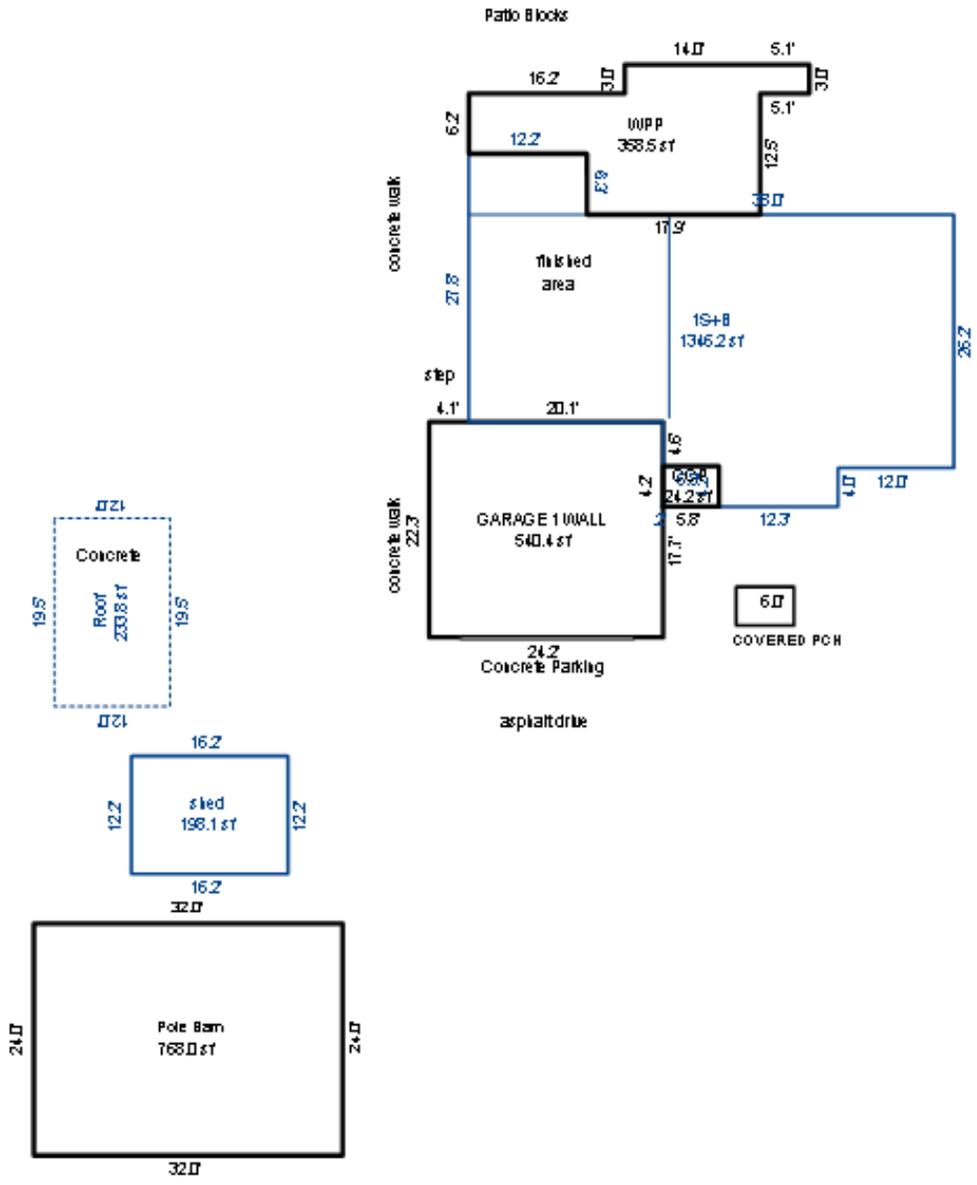
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
MARTENS RANDALL & GAIL	TROLZ TERRY S & TONYA L	204,000	10/05/2018	WD	Arms Length	2018-03255	PTA	100.0			
KOBISKA EARL WAYNE	MARTENS RANDALL & GAIL	182,000	09/25/2015	WD	Arms Length	2015-03340	PTA	100.0			
KOBISKA EARL WAYNE & ONAL	KOBISKA EARL WAYNE	0	07/08/2009	QC	Not Qualified	2009/2578		0.0			
BURNETTE LINDA (WIDOW)	KOBISKA EARL WAYNE & ONAL	170,000	05/14/2008	WD	Arms Length	2008/1777		100.0			
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status	
5191 S RIVERVIEW DR		School: LAKE CITY - 57020									
Owner's Name/Address		P.R.E. 100% 10/15/2018									
TROLZ TERRY S & TONYA L 5191 S RIVERVIEW DR LAKE CITY MI 49651		MAP #:		2019 Est TCV 198,437 TCV/TFA: 147.43							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS							
. SEC 35 T22N R8W LOT 4 CLAM RIVER ESTATES.		Public Improvements		* Factors *		IRR					
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
NEW HOUSE FOR 96		Gravel Road		<Site Value F> SITE	\$10000				10000	100	10,000
NEW PC GRG FOR 99		Paved Road		149 Actual Front Feet, 2.70 Total Acres		Total Est. Land Value =				10,000	
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description		Rate	Size	% Good	Cash Value		
		Water		D/W/P: 4in Ren. Conc.		6.21	1250	0	0		
		Sewer		D/W/P: 3.5 Concrete		5.00	300	0	0		
		Electric		D/W/P: Patio Blocks		11.84	150	0	0		
		Gas		D/W/P: Asphalt Paving		2.35	3700	0	0		
		Curb		Wood Frame		18.87	195	50	1,840		
		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		
		Topography of Site		Total Estimated Land Improvements True Cash Value = 6,590							
		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	5,000	94,200	99,200		99,200S	
		TPC 12/27/2017 INSPECTED			2018	5,000	88,800	93,800		86,432C	
		TPC 09/25/2015 INSPECTED			2017	5,000	83,700	88,700		84,655C	
					2016	5,000	78,900	83,900		83,900S	



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COLES LAWRENCE P & SHARON	COLES LAWRENCE P & SHARON	0	05/04/2015	QC	QUIT CLAIM	2015-01621		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5197 S RIVERVIEW DR						
	School: LAKE CITY - 57020					
	P.R.E. 100% 07/25/1994					
Owner's Name/Address	MAP #:					
COLES LAWRENCE P & SHARON P COLES MICHELE L 5197 S RIVERVIEW DR LAKE CITY MI 49651	2019 Est TCV 165,020 TCV/TFA: 116.38					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS			
			Description	Frontage	Depth	Value
. SEC 35 T22N R8W LOT 5 CLAM RIVER ESTATES.			<Site Value F> SITE \$10000			10,000
Comments/Influences			159 Actual Front Feet, 1.34 Total Acres			10,000

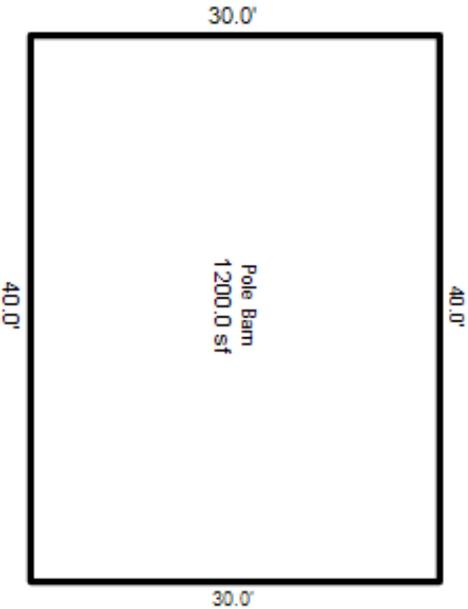
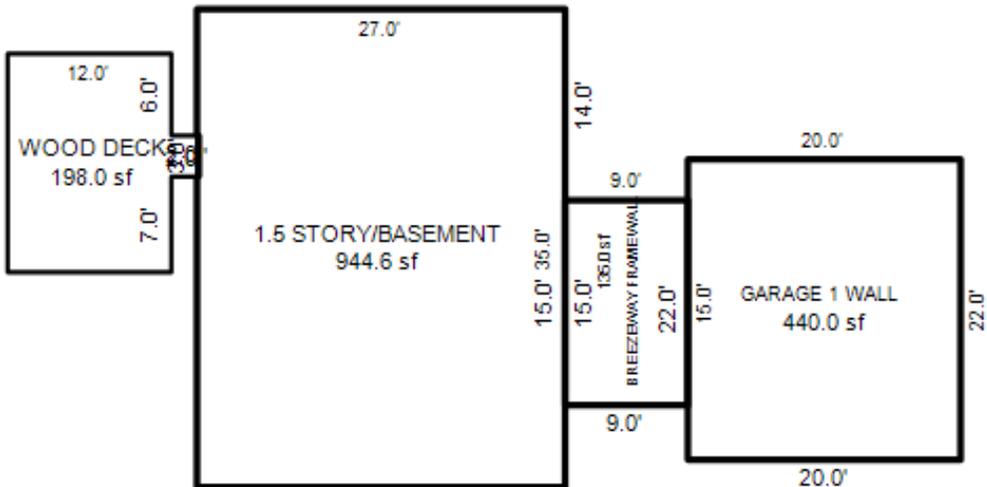
ADD 1.5 BATHS, FB FOR 93 NEW PC GRG FOR 04 (NICE)	X	Public Improvements	* Factors *			
			Description	Rate	Size % Good	Cash Value
		Dirt Road				
		Gravel Road				
		Paved Road				
		Storm Sewer				
		Sidewalk				
		Water				
		Sewer				
	X	Electric	LAND IMPROVE 1000	1,000.00	1 95	950
	X	Gas				
		Curb				
		Street Lights				
		Standard Utilities				
	X	Underground Utils.				

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Low			2018	5,000	75,200	80,200			61,937C
High			2017	5,000	70,800	75,800			60,664C
Landscaped			2016	5,000	66,600	71,600			60,123C
Swamp									
Wooded									
Pond									
Waterfront									
Ravine									
Wetland									
Flood Plain									



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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			
5203 S RIVERVIEW DR		School: LAKE CITY - 57020									
Owner's Name/Address		P.R.E. 100% 07/25/1994									
DISCHER THOMAS A 5203 RIVERVIEW DR LAKE CITY MI 49651		MAP #:		2019 Est TCV 138,080 TCV/TFA: 89.43							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS							
. SEC 35 T22N R8W LOT 6 CLAM RIVER ESTATES.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Rate	%Adj. Reason	Value		
20X22 BSM'T GRG		Gravel Road		<Site Value F> SITE	\$10000	10000	100		10,000		
		Paved Road		165 Actual Front Feet, 1.28 Total Acres Total Est. Land Value = 10,000							
		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			
		X Electric		LAND IMPROVE 1000	1,000.00	1	94	940			
		X Gas		Total Estimated Land Improvements True Cash Value = 940							
		Curb									
		Street Lights									
		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									
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		TPC 12/27/2017	INSPECTED		2019	5,000	64,000	69,000			58,801C
		TPC 09/25/2015	INSPECTED		2018	5,000	58,700	63,700			57,423C
					2017	5,000	55,200	60,200			56,242C
					2016	5,000	51,900	56,900			55,741C

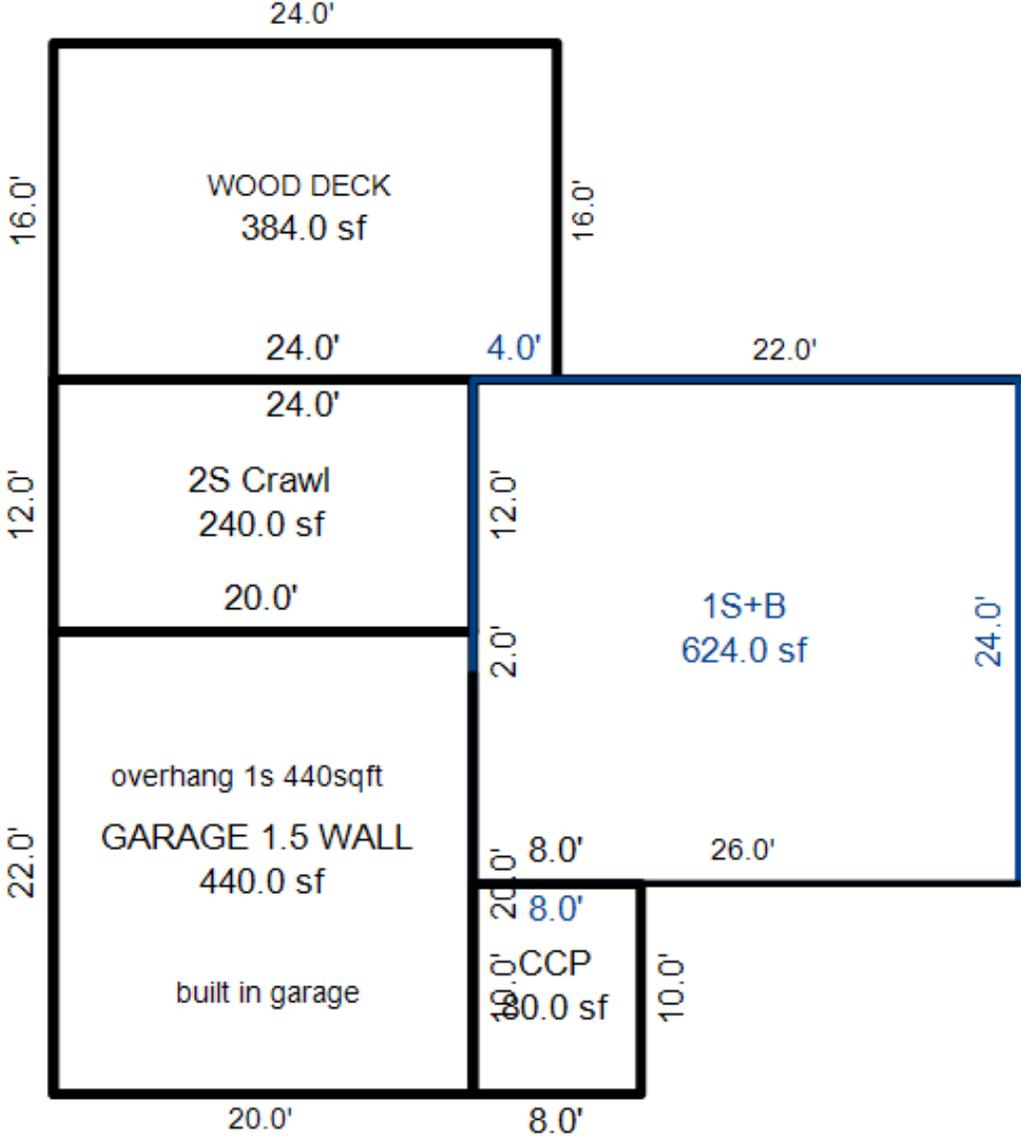


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 80 384	Type CCP (1 Story) Treated Wood	Year Built: 1984 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 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: 1.5S		Trim & Decoration														
Yr Built 1984	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 1.5S							Cls C 5 Blt 1984		
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex.	X	Ord.		Min	(11) Heating System: Forced Air w/ Ducts							
Insulation		Basement: 624 S.F. Crawl: 240 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Ground Area = 864 SF Floor Area = 1544 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75						
(2) Windows		(7) Excavation		(13) Plumbing			Building Areas									
X	Many Avg. X Few	Large Avg. X Small	Basement		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			Stories Exterior Foundation Size Cost New Depr. Cost								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	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 Basement 624 2 Story Siding Crawl Space 240 1 Story Siding Overhang 440			Total: 150,956 113,215						
X	Double Glass Patio Doors Storms & Screens	600	Recreation SF Living SF 1 Walkout Doors No Floor SF	(14) Water/Sewer			Other Additions/Adjustments									
(3) Roof		(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Basement, Outside Entrance, Below Grade			1 1,942 1,456						
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:			Plumbing								
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			Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Ceramic Tile Floor Water Well, 50 Feet			1 1,120 840 1 2,359 1,769						
Chimney: Metal							Porches			80 1,750 1,312						
							Deck			384 4,823 3,617						
							Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
							Garages			Base Cost 440 15,704 11,778						
							Garages			Common Wall: 1.5 Wall 1 -3,057 -2,293						
							Garages			Door Opener 1 415 311						
							Garages			Built-Ins						
							Garages			Appliance Allow. 1 2,099 1,574						
							Garages			Recreation Room 600 8,802 6,601						
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DUDDLES WILLIAM T & MARY	DUDDLES WILLIAM T & MARY	0	10/29/2014	QC	QUIT CLAIM	2014-03703	PTA	0.0

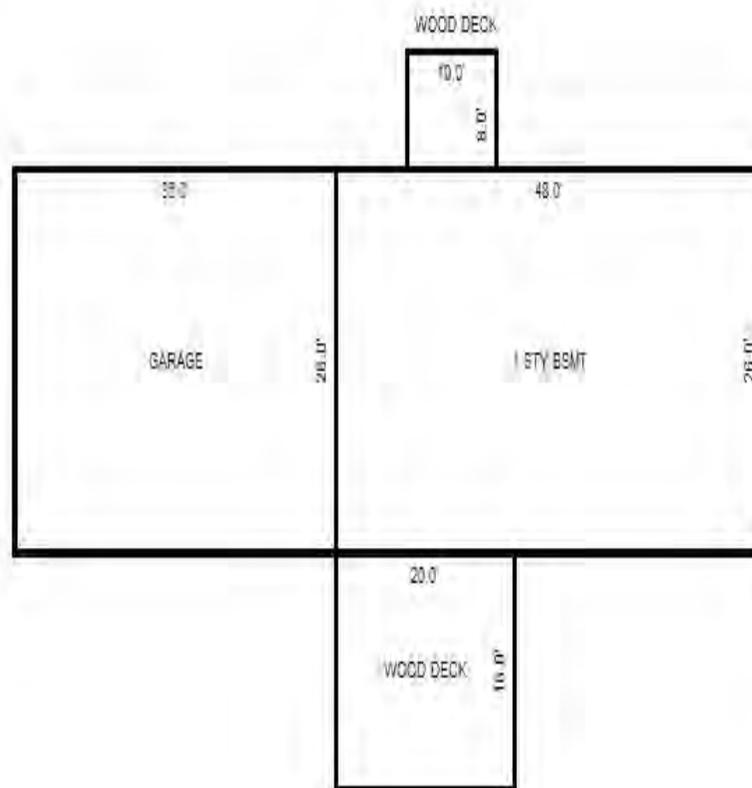
Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5209 S RIVERVIEW DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 07/25/1994					
DUDDLES WILLIAM T & MARY ANN 5209 RIVERVIEW DR LAKE CITY MI 49651	MAP #: 2019 Est TCV 118,136 TCV/TFA: 94.66					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS			
			Description	Frontage	Depth	Value
. SEC 35 T22N R8W LOT 7 CLAM RIVER ESTATES.	X		* Factors *			
			<Site Value F> SITE	\$10000	100	10,000
Comments/Influences			165 Actual Front Feet, 1.29 Total Acres Total Est. Land Value = 10,000			
			Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
			D/W/P: 3.5 Concrete	4.68	720 0	0
			D/W/P: Asphalt Paving	2.19	1050 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	X Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		2019	5,000	54,100	59,100			44,394C
		2018	5,000	51,000	56,000			43,354C
		2017	5,000	48,000	53,000			42,463C
		2016	5,000	45,200	50,200			42,085C
		TPC 12/27/2017 INSPECTED						
	TPC 09/25/2015 INSPECTED							

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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.
DUDDLES WILLIAM T & MARY	DUDDLES WILLIAM T & MARY	0	10/29/2014	QC	QUIT CLAIM	2014-03703	PTA	0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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S RIVERVIEW 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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DUDDLES WILLIAM T & MARY ANN 5209 RIVERVIEW DR LAKE CITY MI 49651	2019 Est TCV 10,000					
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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 F> SITE	\$10000				10000	100	10,000
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165 Actual Front Feet, 1.35 Total Acres					Total Est. Land Value =		10,000
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Tax Description	Dirt Road						
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. SEC 35 T22N R8W LOT 8 CLAM RIVER ESTATES.	X Gravel Road						
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Comments/Influences	X Paved Road						
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	Storm Sewer						
--	-------------	--	--	--	--	--	--

	Sidewalk						
--	----------	--	--	--	--	--	--

	Water						
--	-------	--	--	--	--	--	--

	Sewer						
--	-------	--	--	--	--	--	--

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

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

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

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

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

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

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

	Level						
--	-------	--	--	--	--	--	--

	X Rolling						
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	Low						
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	X High						
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	Landscaped						
--	------------	--	--	--	--	--	--

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

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

	Pond						
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	Waterfront						
--	------------	--	--	--	--	--	--

	Ravine						
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	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	5,000	0	5,000			2,681C
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2018	5,000	0	5,000			2,619C
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2017	5,000	0	5,000			2,566C
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2016	5,000	0	5,000			2,544C
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WUCKER JOHN & HELENA	WUCKER JOHN & HELENA	1	10/02/2014	QC	RELATED PARTY	2014-03356	PTA	0.0
		4,300	07/01/1995	WD	Download	295:501		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5221 S RIVERVIEW DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 100% 05/08/1996					
	MAP #:					
	2019 Est TCV 156,431 TCV/TFA: 129.93					

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 9 CLAM RIVER ESTATES.			<Site Value F> SITE	\$10000	10000	100	10,000
Comments/Influences			165 Actual Front Feet, 1.40 Total Acres				Total Est. Land Value = 10,000

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
. SEC 35 T22N R8W LOT 9 CLAM RIVER ESTATES.			Wood Frame	26.62	64 86	1,465
			Residential Local Cost Land Improvements			

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
. SEC 35 T22N R8W LOT 9 CLAM RIVER ESTATES.			LAND IMPROVE 1000	1,000.00	1 97	970
			Total Estimated Land Improvements True Cash Value =			2,435

Tax Description	X Improved	Vacant	Topography of Site			
			Description	Rate	Size % Good	Cash Value
. SEC 35 T22N R8W LOT 9 CLAM RIVER ESTATES.			Level			
			Rolling			

Tax Description	X Improved	Vacant	Topography of Site			
			Description	Rate	Size % Good	Cash Value
. SEC 35 T22N R8W LOT 9 CLAM RIVER ESTATES.			High			
			Landscaped			

Tax Description	X Improved	Vacant	Topography of Site			
			Description	Rate	Size % Good	Cash Value
. SEC 35 T22N R8W LOT 9 CLAM RIVER ESTATES.			Wooded			
			Pond			

Tax Description	X Improved	Vacant	Topography of Site			
			Description	Rate	Size % Good	Cash Value
. SEC 35 T22N R8W LOT 9 CLAM RIVER ESTATES.			Waterfront			
			Ravine			

Tax Description	X Improved	Vacant	Topography of Site			
			Description	Rate	Size % Good	Cash Value
. SEC 35 T22N R8W LOT 9 CLAM RIVER ESTATES.			Wetland			
			Flood Plain			

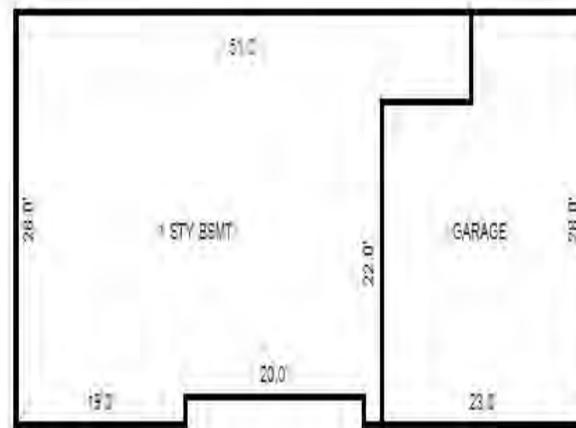


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 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 100 100	Type CPP Treated Wood	Year Built: 1995 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: 584 % 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 +10 Effec. Age: 15 Floor Area: 1,204 Total Base New : 192,514 Total Depr Cost: 163,632 Estimated T.C.V: 143,996		E.C.F. X 0.880		Bsmnt Garage:																																																								
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric							Carport Area:																																																							
Yr Built 1995	Remodeled 0	Ex	X Ord	Min	200 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1S					Roof:																																																								
Condition: Average		Lg	X Ord	Small	No./Qual. of Fixtures			<table border="1"> <tr> <td>Ex.</td> <td>X Ord.</td> <td>Min</td> </tr> </table>			Ex.	X Ord.	Min			Cls C 10 Blt 1995																																																					
Ex.	X Ord.	Min																																																																			
Room List		(5) Floors		No. of Elec. Outlets			<table border="1"> <tr> <td>Many</td> <td>X Ave.</td> <td>Few</td> </tr> </table>			Many	X Ave.	Few																																																									
Many	X Ave.	Few																																																																			
Basement	1st Floor	Kitchen:		(13) Plumbing			<table border="1"> <tr> <td>1</td> <td>Average Fixture(s)</td> <td></td> <td></td> </tr> <tr> <td>2</td> <td>3 Fixture Bath</td> <td></td> <td></td> </tr> <tr> <td></td> <td>2 Fixture Bath</td> <td></td> <td></td> </tr> <tr> <td></td> <td>Softener, Auto</td> <td></td> <td></td> </tr> <tr> <td></td> <td>Softener, Manual</td> <td></td> <td></td> </tr> <tr> <td></td> <td>Solar Water Heat</td> <td></td> <td></td> </tr> <tr> <td></td> <td>No Plumbing</td> <td></td> <td></td> </tr> <tr> <td></td> <td>Extra Toilet</td> <td></td> <td></td> </tr> <tr> <td></td> <td>Extra Sink</td> <td></td> <td></td> </tr> <tr> <td></td> <td>Separate Shower</td> <td></td> <td></td> </tr> <tr> <td></td> <td>Ceramic Tile Floor</td> <td></td> <td></td> </tr> <tr> <td></td> <td>Ceramic Tile Wains</td> <td></td> <td></td> </tr> <tr> <td></td> <td>Ceramic Tub Alcove</td> <td></td> <td></td> </tr> <tr> <td></td> <td>Vent Fan</td> <td></td> <td></td> </tr> </table>			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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2nd Floor	2 Bedrooms	Other:		(14) Water/Sewer			<table border="1"> <tr> <td>Public Water</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Public Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Water Well</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td></td> <td></td> <td></td> </tr> <tr> <td>2000 Gal Septic</td> <td></td> <td></td> <td></td> </tr> </table>			Public Water				Public Sewer				Water Well				1000 Gal Septic				2000 Gal Septic																																											
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X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	<table border="1"> <tr> <td>1</td> <td>Public Water</td> <td></td> <td></td> </tr> <tr> <td>1</td> <td>Public Sewer</td> <td></td> <td></td> </tr> <tr> <td>1</td> <td>Water Well</td> <td></td> <td></td> </tr> <tr> <td>1</td> <td>1000 Gal Septic</td> <td></td> <td></td> </tr> <tr> <td>1</td> <td>2000 Gal Septic</td> <td></td> <td></td> </tr> </table>			1	Public Water			1	Public Sewer			1	Water Well			1	1000 Gal Septic			1	2000 Gal Septic			<table border="1"> <tr> <td>Base Cost</td> <td>584</td> <td></td> <td></td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-2,038</td> <td>-1,732</td> </tr> <tr> <td>Door Opener</td> <td>1</td> <td>415</td> <td>353</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>1,784</td> </tr> <tr> <td>Totals:</td> <td></td> <td>192,514</td> <td>163,632</td> </tr> </table>			Base Cost	584			Common Wall: 1 Wall	1	-2,038	-1,732	Door Opener	1	415	353	Built-Ins				Appliance Allow.	1	2,099	1,784	Totals:		192,514	163,632			ECF (414-RIVER WOODS, 240 CLAM RIVER SUB) 0.880 => TCV: 143,996													
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X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(10) Floor Support			<table border="1"> <tr> <td>Joists:</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Unsupported Len:</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Cntr.Sup:</td> <td></td> <td></td> <td></td> </tr> </table>			Joists:				Unsupported Len:				Cntr.Sup:																																																			
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(3) Roof		Chimney:																																																																			

*** 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.

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5233 S RIVERVIEW DR	School: LAKE CITY - 57020		Pole Barn	05/16/2013	2013-0151	100%
Owner's Name/Address	P.R.E. 100% 07/25/1994		Garage	08/04/2005	20050255	Complete
PALMER DENNIS & CYNTHIA R 5233 S RIVERVIEW DR LAKE CITY MI 49651	MAP #:					
	2019 Est TCV 161,311 TCV/TFA: 127.62					

	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 35 T22N R8W			<Site Value F> SITE	\$10000			10000	100		10,000
LOTS 10 &11 CLAM RIVER ESTATES.	X		<Site Value F> SITE	\$10000			10000	100		10,000
Comments/Influences			450 Actual Front Feet, 3.64 Total Acres				Total Est. Land Value =			20,000

16X16 ADD'N DOR 04			Land Improvement Cost Estimates				
			Description	Rate	Size	% Good	Cash Value
	X	Electric	Fencing: Wd, Split, 2 Rail	12.51	40	0	0
	X	Gas	D/W/P: 4in Ren. Conc.	6.21	616	0	0
	X	Curb	D/W/P: Asphalt Paving	2.35	240	0	0
		Street Lights	Wood Frame	20.30	150	94	2,862
		Standard Utilities	Residential Local Cost Land Improvements				
	X	Underground Utils.	Description	Rate	Size	% Good	Cash Value
			LAND IMPROVE 2500	2,500.00	1	95	2,375

		Topography of Site	Total Estimated Land Improvements True Cash Value =				5,237
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	X	Level					
	X	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	10,000	70,700	80,700		60,413C
	TPC	12/27/2017	INSPECTED	2018	10,000	66,100	76,100		58,998C
	TPC	09/25/2015	INSPECTED	2017	10,000	62,300	72,300		57,785C
	TPC	10/01/2013	INSPECTED	2016	10,000	58,700	68,700		57,270C

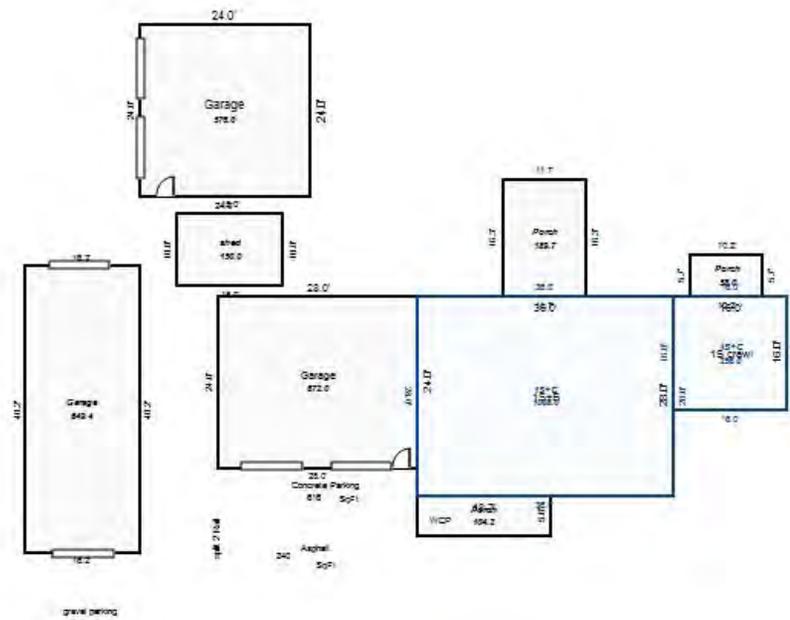
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 104 58 189	Type WCP (1 Story) WCP (1 Story) Treated Wood	Year Built: 1979 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: 672 % 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 1979	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						200 Amps Service									
(1) Exterior		X Drywall		No./Qual. of Fixtures			Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C		Blt 1979	
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			Many X Ave. Few			(11) Heating System: Forced Hot Water						
	Insulation			(7) Excavation			(13) Plumbing			Ground Area = 1264 SF Floor Area = 1264 SF.						
(2) Windows		X Many Avg. X Large Avg. Small		Basement: 1008 S.F. Crawl: 256 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			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70						
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			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			Building Areas						
(3) Roof		X		(9) Basement Finish			(14) Water/Sewer			Stories Exterior Foundation Size Cost New Depr. Cost						
X	Gable Hip Flat	Gambrel Mansard Shed		144 Recreation SF Living SF Walkout Doors No Floor SF			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			1 Story Siding Foundation 1,008 1 Story Siding Foundation 256						
X	Asphalt Shingle			(10) Floor Support			Lump Sum Items:			Total: 142,726 99,907						
Chimney: Block				Joists: Unsupported Len: Cntr.Sup:						Other Additions/Adjustments						
										Plumbing						
										Average Fixture(s) 1 1,120 784						
										3 Fixture Bath 1 3,525 2,467						
										Water/Sewer						
										1000 Gal Septic 1 3,691 2,584						
										Water Well, 50 Feet 1 2,038 1,427						
										Porches						
										WCP (1 Story) 104 3,724 2,607						
										WCP (1 Story) 58 2,607 1,825						
										Deck						
										Treated Wood 189 3,026 2,118						
										Garages						
										Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
										Base Cost 672 20,993 14,695						
										Common Wall: 1 Wall 1 -2,038 -1,427						
										Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
										Base Cost 576 18,824 13,177						
										Door Opener 2 830 581						
										Class: C Exterior: Pole (Unfinished)						
										Base Cost 649 13,817 9,672						
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																

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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.					
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status			
5080 S RIVERVIEW DR		School: LAKE CITY - 57020		Addition		06/30/2011		2011-0306		100%			
Owner's Name/Address		P.R.E. 100% 07/25/1994		MAP #:		2019 Est TCV 171,428 TCV/TFA: 101.80							
WILLETT LORI J 5080 RIVERVIEW DRIVE LAKE CITY MI 49651		X	Improved		Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS							
Taxpayer's Name/Address		Public Improvements		* Factors *									
WILLETT LORI J 5080 RIVERVIEW DRIVE LAKE CITY MI 49651		X	Dirt Road	Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Tax Description		X	Gravel Road	<Site Value A> RURAL LOTS		5000	100	180 Actual Front Feet, 1.09 Total Acres		Total Est. Land Value =		5,000	
Comments/Influences		X	Paved Road	Land Improvement Cost Estimates									
. SEC 35 T22N R8W LOT 12 CLAM RIVER ESTATES.		X	Storm Sewer	Description		Rate	Size	% Good	Cash Value				
		X	Sidewalk	D/W/P: Asphalt Paving		2.35	720	0	0				
		X	Water	D/W/P: 3.5 Concrete		5.00	129	0	0				
		X	Sewer	Wood Frame		27.15	60	94	1,531				
		X	Electric	Residential Local Cost Land Improvements		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 =							2,481		
		X	Street Lights	Topography of Site									
		X	Standard Utilities	Level									
		X	Underground Utils.	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	2,500	83,200	85,700			64,498C			
				2018	2,500	76,400	78,900			62,987C			
				2017	2,500	71,900	74,400			61,692C			
				2016	3,500	67,700	71,200			61,142C			

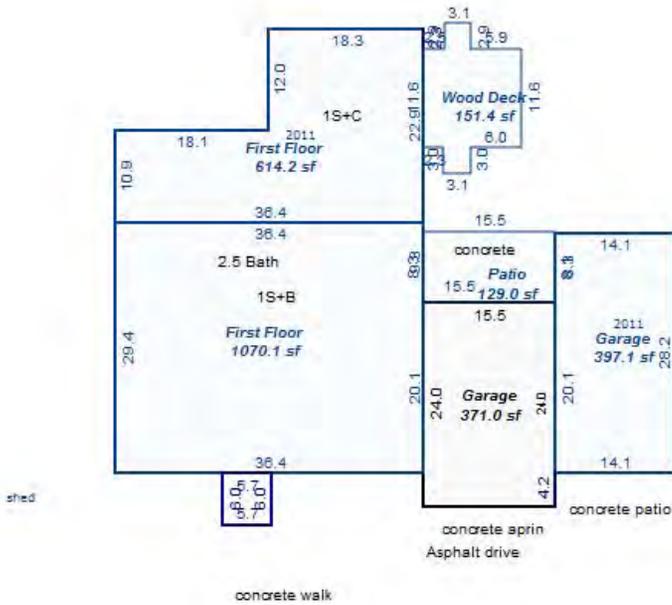


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil 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 34	Type Treated Wood Treated Wood	Year Built: 1993 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: 371 % 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 1993	Remodeled 2011	X	Ex		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: C Effec. Age: 15 Floor Area: 1,684 Total Base New : 219,180 Total Depr Cost: 186,303 Estimated T.C.V: 163,947			E.C.F. X 0.880	Bsmnt Garage: Carport Area: Roof:	
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No./Qual. of Fixtures		Ex. X Ord. Min		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing	
(1) Exterior		X	Drywall													
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	Basement: 1070 S.F. Crawl: 614 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			(14) Water/Sewer		Public Water Public Sewer Water Well 1 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 = 1684 SF Floor Area = 1684 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 1,070 1 Story Siding Crawl Space 614 Total: 175,248 148,961 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,120 952 3 Fixture Bath 1 3,525 2,996 2 Fixture Bath 1 2,359 2,005 Water/Sewer 1000 Gal Septic 1 3,691 3,137 Water Well, 50 Feet 1 2,038 1,732 Deck Treated Wood 144 2,533 2,153 Treated Wood 34 1,107 941 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 371 14,053 11,945 Common Wall: 1 Wall 1 -2,038 -1,732 Door Opener 1 415 353 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 397 14,653 12,455 Common Wall: 1 Wall 1 -2,038 -1,732 Door Opener 1 415 353 Built-Ins <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			
X	Many Avg. X Few		Large Avg. Small	(7) Excavation		(8) Basement		(9) Basement Finish		(10) Floor Support						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor	Recreation SF Living SF Walkout Doors No Floor SF		Joists: Unsupported Len: Cntr.Sup:										
(2) Windows																
X	Gable Hip Flat		Gambrel Mansard Shed													
X	Asphalt Shingle															
Chimney: Metal																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILKERSON DJUNA ESTELL	DERUITER DAVID & CYNTHIA	149,000	08/31/2017	WD	Arms Length	2017-02725	PTA	100.0
MERCER ZACHARY T & MICHEL	WILKERSON DJUNA ESTELL (?)	132,900	07/14/2006	WD	Arms Length	06-0/2578		100.0
		6,500	09/01/1999	WD	Download	330:1254		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5120 S RIVERVIEW DR						
Owner's Name/Address	School: LAKE CITY - 57020					
DERUITER DAVID & CYNTHIA	P.R.E. 100% 09/19/2017					
5120 S RIVERVIEW DR	MAP #:					
LAKE CITY MI 49651	2019 Est TCV 159,931 TCV/TFA: 109.54					

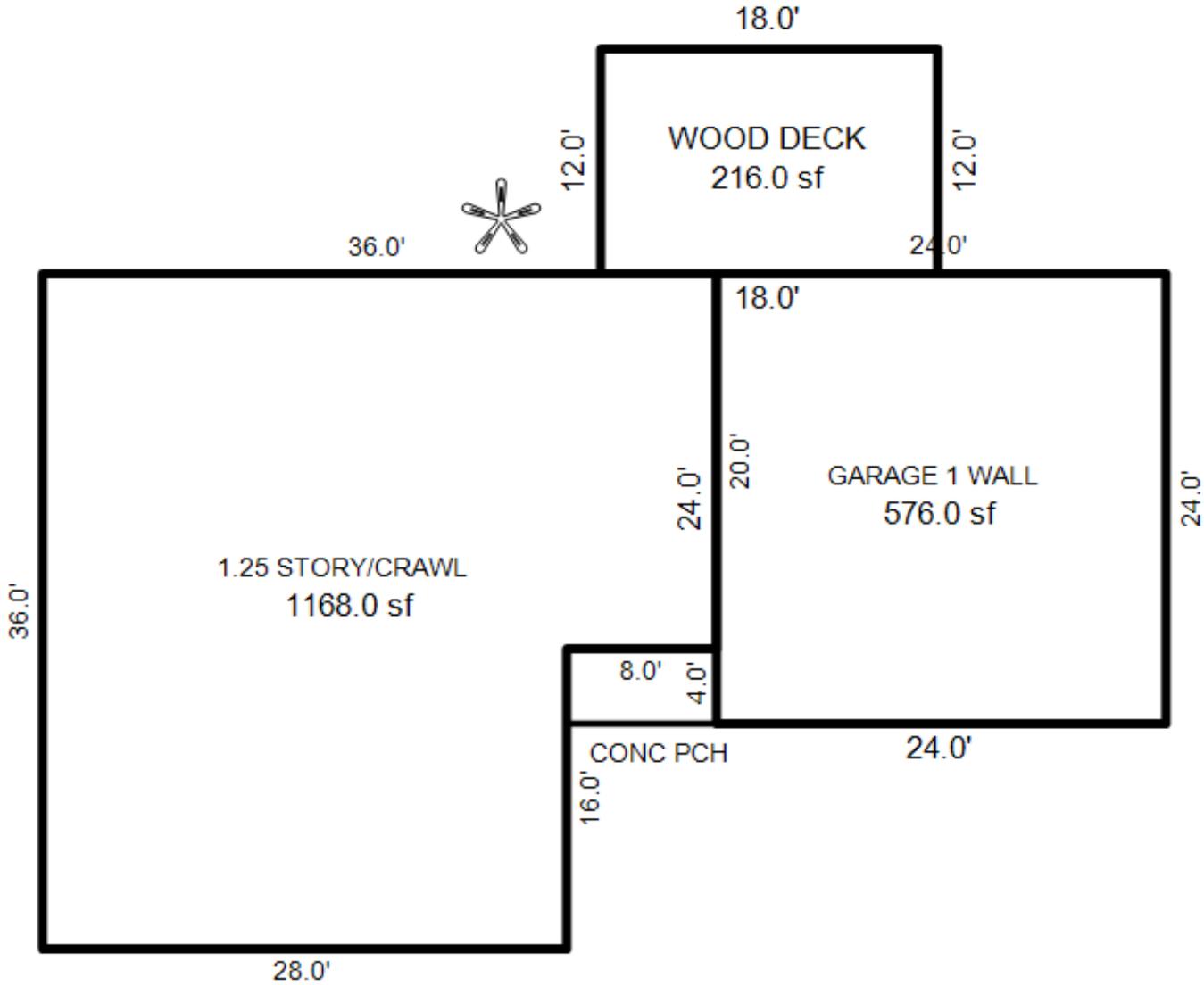
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS						
			Description	Frontage	Depth	Rate %Adj.	Reason	Value	
. SEC 35 T22N R8W LOT 13 CLAM RIVER ESTATES.	X		Dirt Road						
Comments/Influences	X		Gravel Road						
	X		Paved Road						
	X		Storm Sewer						
	X		Sidewalk						
	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	Rolling	2019	2,500	77,500	80,000			74,342C
X	Low	High	2018	2,500	70,100	72,600			72,600S
X	Landscaped	Swamp	2017	2,500	64,100	66,600			55,625C
X	Wooded	Pond	2016	3,500	60,400	63,900			55,129C
X	Waterfront	Ravine							
X	Wetland	Flood Plain							

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*** 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.
LEWIS MARIE E & DONALD W	HILLS CAITLIN	85,000	08/12/2016	WD	Arms Length	2016-02649	PTA	100.0
KOBISKA EARL WAYNE & ONAL	LEWIS MARIE E & DONALD W	95,000	12/03/2008	LC	Arms Length	2008/4313		100.0
ENSIGN ETHEL F	KOBISKA EARL WAYNE & ONAL	95,000	08/25/2008	WD	Arms Length	2008/2925		100.0
KOBISKA EARL WAYNE	LEWIS MARIE E & DONALD W	0	04/13/2002	WD	LAND CONTRACT	2012-01112 WD		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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5156 S RIVERVIEW DR	School: LAKE CITY - 57020					
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	P.R.E. 100% 08/16/2016					
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Owner's Name/Address	MAP #:
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HILLS CAITLIN 5156 S RIVERVIEW DR LAKE CITY MI 49651	2019 Est TCV 94,252 TCV/TFA: 89.25
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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
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<Site Value A> RURAL LOTS					5000	100		5,000
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165 Actual Front Feet, 0.97 Total Acres					Total Est. Land Value =			5,000
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Land Improvement Cost Estimates		Rate	Size	% Good	Cash Value
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Description		21.80	80	94	1,639
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Wood Frame					1,639
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Total Estimated Land Improvements True Cash Value =					1,639
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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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X Underground Utils.					
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Topography of Site

X Level	
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Rolling	
---------	--

Low	
-----	--

High	
------	--

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

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	2,500	44,600	47,100			43,805C
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2018	2,500	41,900	44,400			42,779C
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2017	2,500	39,400	41,900			41,900S
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2016	3,500	37,100	40,600			35,054C
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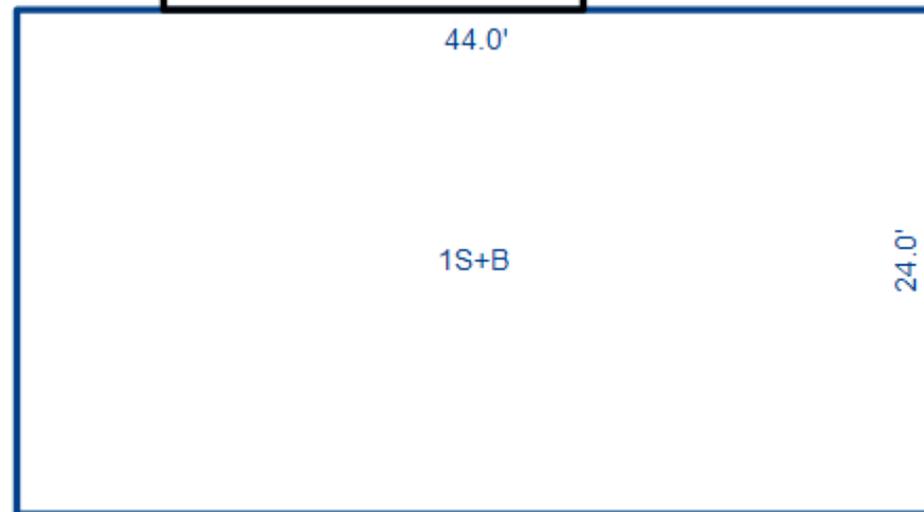
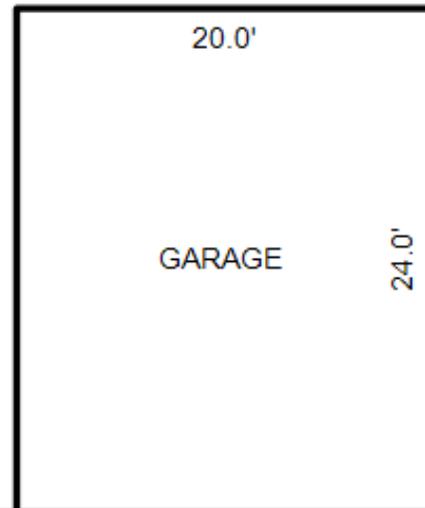
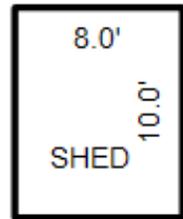


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*** Information herein deemed reliable but not guaranteed***

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 Type	Year Built: 1985 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: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G							30 48	WPP Treated Wood				
Building Style: 1S		Trim & Decoration															
Yr Built 1985	Remodeled 0	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		200 Amps Service		Class: CD Effec. Age: 25 Floor Area: 1,056 Total Base New : 132,747 Total Depr Cost: 99,560 Estimated T.C.V: 87,613		E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:		
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No./Qual. of Fixtures		Ex. X Ord. Min		No. of Elec. Outlets		Many X Ave. Few		(7) Excavation		
(1) Exterior		X	Drywall				(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 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1056 SF Floor Area = 1056 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 Basement 1,056 Total: 107,234 80,425		Cls CD Blt 1985		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(8) Basement		Basement: 1056 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic		Other Additions/Adjustments Plumbing Average Fixture(s) 1 933 700 Water/Sewer 1000 Gal Septic 1 3,453 2,590 Water Well, 100 Feet 1 4,280 3,210 Porches WPP 30 1,105 829 Deck Treated Wood 48 1,282 961 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 480 14,899 11,174 Common Wall: 1 Wall 1 -1,906 -1,429 Built-Ins Appliance Allow. 1 1,467 1,100 Totals: 132,747 99,560		Notes: ECF (414-RIVER WOODS, 240 CLAM RIVER SUB) 0.880 => TCv: 87,613				
X	Many Avg. X Few	X	Large Avg. Small	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		(3) Roof		X Gable Hip Flat		Gambrel Mansard Shed	
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	(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:				X Asphalt Shingle		Chimney: Metal			

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



deck

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		5,500	05/01/1996	WD	Download	303:705		0.0

Property Address: S RIVERVIEW 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: JACKSON GERALD M & PEGGY A
 4210 JENNINGS ROAD
 LAKE CITY MI 49651
 2019 Est TCV 10,000

Land Value Estimates for Land Table Res 8.RURAL SUBS
 Improved X Vacant * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value

<Site Value F> SITE \$10000 10000 100 10,000
 165 Actual Front Feet, 1.79 Total Acres Total Est. Land Value = 10,000

Taxpayer's Name/Address: JACKSON GERALD M & PEGGY A
 4210 JENNINGS ROAD
 LAKE CITY MI 49651

Tax Description: . SEC 35 T22N R8W LOT 15 CLAM RIVER ESTATES.
 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	5,000	0	5,000			2,681C
2018	5,000	0	5,000			2,619C
2017	5,000	0	5,000			2,566C
2016	5,000	0	5,000			2,544C

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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.
BENNETT PATRICIA M & THOM	KLINE HAMILTON TRUST	136,000	10/16/2015	WD	Arms Length	2015-03512	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5200 S RIVERVIEW DR	School: LAKE CITY - 57020					
	P.R.E. 100% 10/31/2015					
Owner's Name/Address	MAP #:					
KLINE HAMILTON TRUST 5200 S RIVERVIEW DRIVE LAKE CITY MI 49651	2019 Est TCV 161,437 TCV/TFA: 96.55					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS			
			Description	Frontage	Depth	Value
. SEC 35 T22N R8W LOT 16 CLAM RIVER ESTATES			<Site Value F> SITE	10000	100	10,000
Comments/Influences			165 Actual Front Feet, 1.66 Total Acres			Total Est. Land Value = 10,000

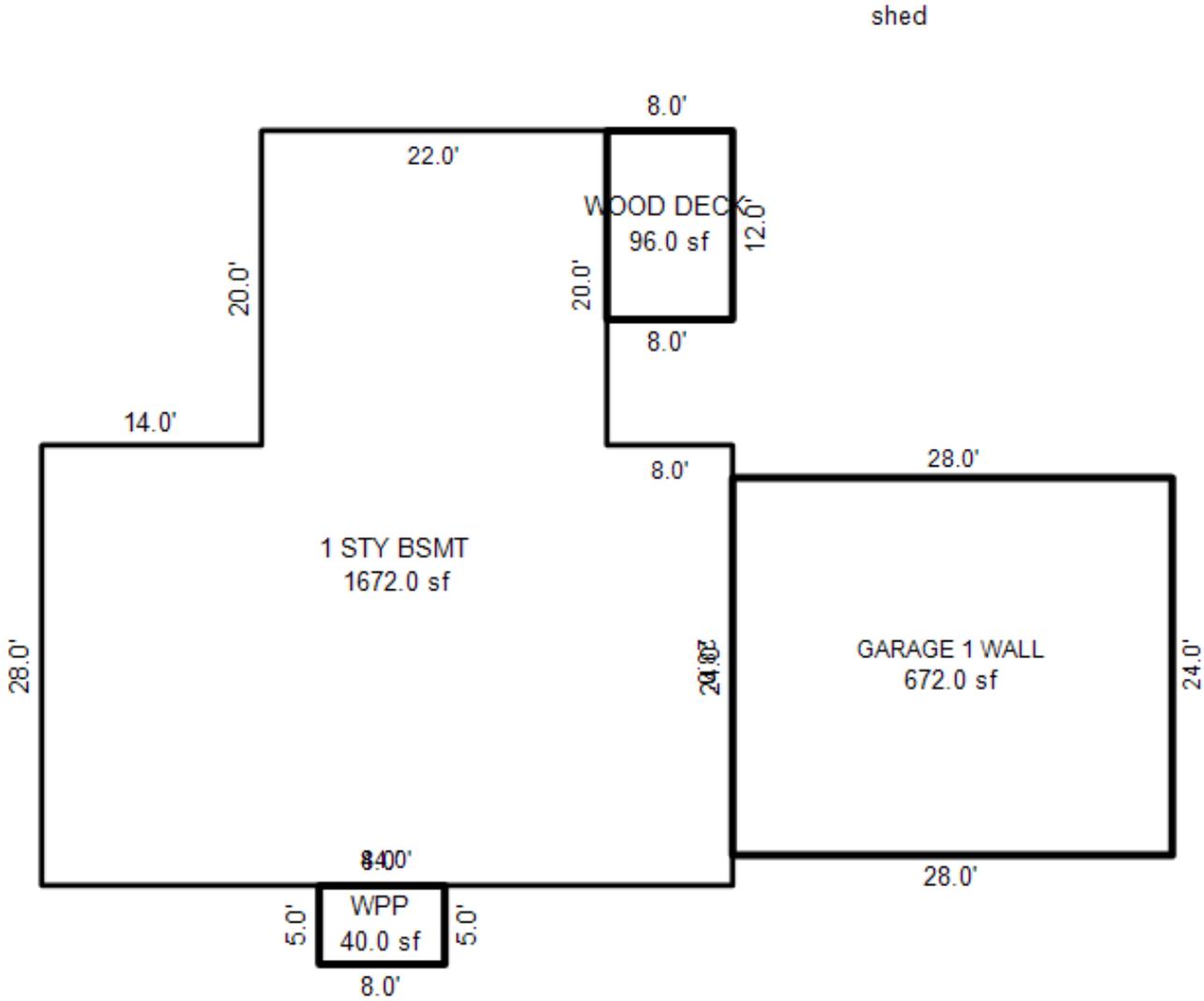
Comments/Influences	X Improved	Vacant	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
GRG FB FOR 93 440' ADD'N FOR 03			D/W/P: 3.5 Concrete	5.00	112 0	0
			D/W/P: Asphalt Paving	2.35	850 0	0
	X Electric		Wood Frame	24.51	80 71	1,392
	X Gas		Residential Local Cost Land Improvements			
			Description	Rate	Size % Good	Cash Value
			Street Lights			
			Standard Utilities			
	X Underground Utils.		LAND IMPROVE 1000	1,000.00	1 95	950
			Total Estimated Land Improvements True Cash Value =			2,342

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
													2018	5,000	70,600	75,600			69,537C
													2017	5,000	66,400	71,400			68,107C
													2016	5,000	62,500	67,500			67,500S



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



shed

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCPHERSON RUDY A & JOYCE	HOWISON LAWRENCE L JR	129,000	08/27/2018	WD	Arms Length	2018-02810	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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5206 S RIVERVIEW DR	School: LAKE CITY - 57020					
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	P.R.E. 100% 08/27/2018					
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Owner's Name/Address	MAP #:
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HOWISON LAWRENCE L JR 5206 S RIVERVIEW DR LAKE CITY MI 49651	2019 Est TCV 102,281 TCV/TFA: 60.88
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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
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<Site Value F> SITE	\$10000				10000	100		10,000
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165 Actual Front Feet, 1.53 Total Acres							Total Est. Land Value =	10,000
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Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates
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. SEC 35 T22N R8W LOT 17 CLAM RIVER ESTATES.	X	Dirt Road		Description	Rate	Size	% Good	Cash Value
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Comments/Influences	X	Gravel Road		D/W/P: Asphalt Paving	2.04	900	0	0
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	X	Paved Road		Residential Local Cost Land Improvements				
--	---	------------	--	--	--	--	--	--

	X	Storm Sewer		Description	Rate	Size	% Good	Cash Value
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	X	Sidewalk		LAND IMPROVE 1000	1,000.00	2	100	2,000
--	---	----------	--	-------------------	----------	---	-----	-------

	X	Water		Total Estimated Land Improvements True Cash Value =				2,000
--	---	-------	--	---	--	--	--	-------

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

	X	Electric						
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	X	Gas						
--	---	-----	--	--	--	--	--	--

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

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

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

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

Topography of Site

X Level

X Rolling

X 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
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2019	5,000	46,100	51,100			51,100S
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2018	5,000	43,300	48,300			36,322C
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2017	5,000	40,500	45,500			35,575C
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2016	5,000	34,500	39,500			35,258C
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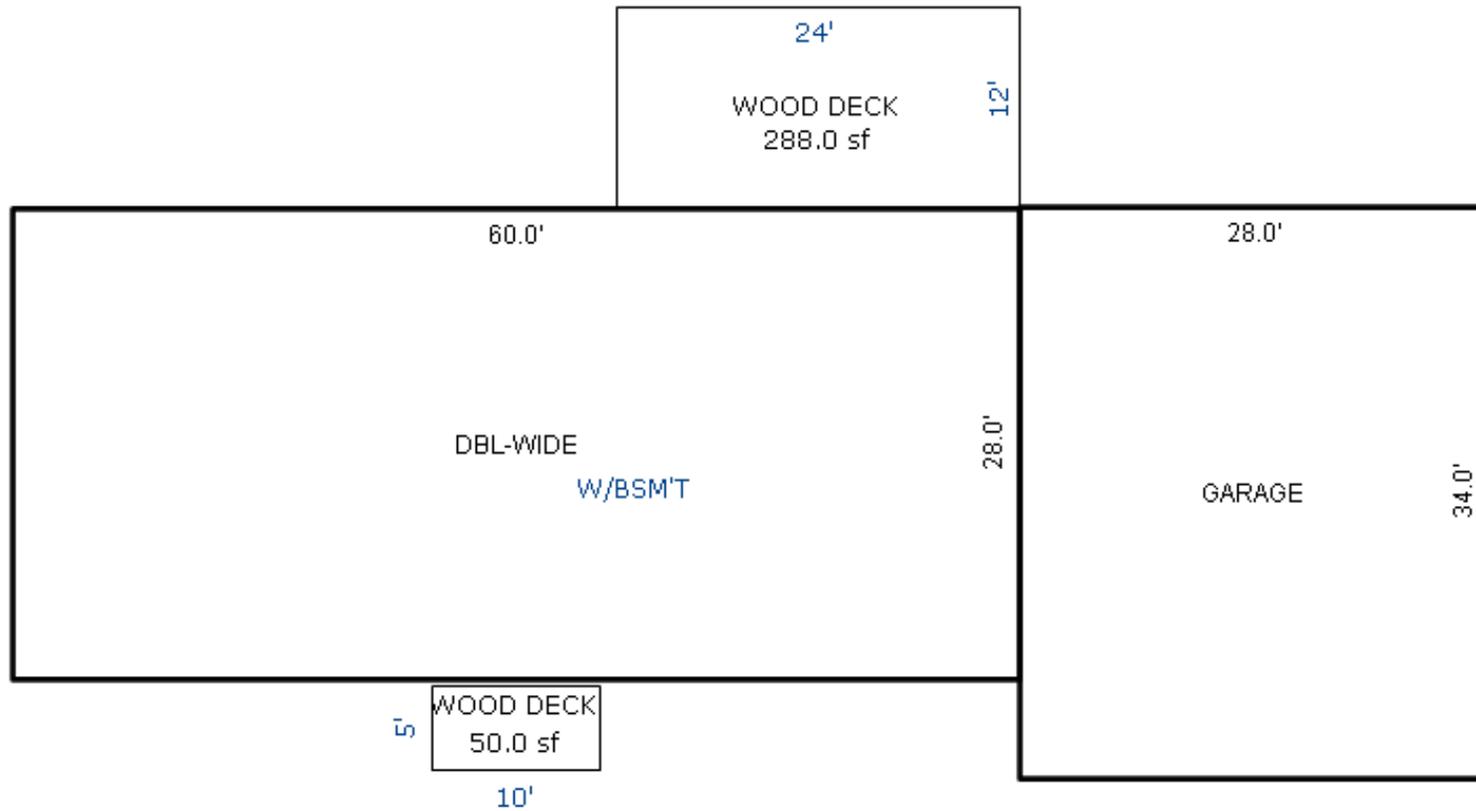


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*** Information herein deemed reliable but not guaranteed***

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 298 50	Type Treated Wood Treated Wood	Year Built: 1996 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: 1 Area: 952 % 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 1993	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:														
		(6) Ceilings														
(1) Exterior	X	Drywall														
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													
(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: Metal		Joists: Unsupported Len: Cntr.Sup:														
		1 1000 Gal Septic 1 2000 Gal Septic														
		Lump Sum Items:														
										Class: D Effec. Age: 14 Floor Area: 1,680 Total Base New : 174,966 Total Depr Cost: 150,469 Estimated T.C.V: 90,281		E.C.F. X 0.600		Bsmnt Garage: Carport Area: Roof:		
										Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE (11) Heating System: Forced Air w/o Ducts Ground Area = 1680 SF Floor Area = 1680 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86		Cls D		Blt 1993		
										Building Areas						
										Stories Exterior Foundation Size Cost New Depr. Cost						
										1 Story Siding Basement 1,680		Total: 139,939		120,347		
										Other Additions/Adjustments						
										Plumbing						
										Average Fixture(s) 1 778 669						
										3 Fixture Bath 1 2,463 2,118						
										Water/Sewer						
										1000 Gal Septic 1 3,235 2,782						
										Water Well, 50 Feet 1 1,895 1,630						
										Deck						
										Treated Wood 298 3,898 3,352						
										Treated Wood 50 1,273 1,095						
										Garages						
										Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)						
										Base Cost 952 21,668 18,634						
										Common Wall: 1 Wall 1 -1,753 -1,508						
										Door Opener 1 327 281						
										Built-Ins						
										Appliance Allow. 1 1,243 1,069						
										Totals: 174,966 150,469						
										Notes:						
										ECF (414-RIVER WOODS, 240 CLAM RIVER SUB) 0.600 => TCVC:				90,281		

*** 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.
SECRETARY OF HOUSING & UR	RADEN BILLIE SUE	65,000	11/10/2011	WD	BANK SALE	2011-03484 WD	PTA	100.0
PHH MTG CO	SECRETARY OF HOUSING & UR	1	07/19/2011	WD	WARRANTY DEED	2011-02485	PTA	0.0
SHERIFF	PHH MORTGAGE CORP	134,683	07/07/2011	PTA	FORECLOSURE	PTA	PTA	0.0
WESTON WAYNE A	SHERIFF	134,683	01/07/2011	SD	FORECLOSURE	2011-158SD	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5212 S RIVERVIEW DR						
School: LAKE CITY - 57020						
P.R.E. 100% 11/10/2011						
Owner's Name/Address	MAP #:					
RADEN BILLIE SUE 5212 S RIVERVIEW DR LAKE CITY MI 49651	2019 Est TCV 146,992 TCV/TFA: 82.21					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS									
					* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 35 T22N R8W LOT 18 CLAM RIVER ESTATES.	X				<Site Value F> SITE	\$10000				10000	100		10,000
					165 Actual Front Feet, 1.41 Total Acres Total Est. Land Value = 10,000								

Comments/Influences	X	Land Improvement Cost Estimates			Rate	Size	% Good	Cash Value
		Description						
NEW HOUSE FOR 02	X	Residential Local Cost Land Improvements						
	X	Description			Rate	Size	% Good	Cash Value
	X	Electric	LAND IMPROVE 1000		1,000.00	1	94	940
	X	Total Estimated Land Improvements True Cash Value = 940						

Topography of Site	X	Land Improvement Cost Estimates						
		Description			Rate	Size	% Good	Cash Value
Level	X	Residential Local Cost Land Improvements						
Rolling	X	Description			Rate	Size	% Good	Cash Value
Low								
High	X	LAND IMPROVE 1000			1,000.00	1	94	940
Landscaped		Total Estimated Land Improvements True Cash Value = 940						
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	5,000	68,500	73,500			54,930C
2018	5,000	64,500	69,500			53,643C
2017	5,000	60,700	65,700			52,540C
2016	5,000	57,100	62,100			52,072C

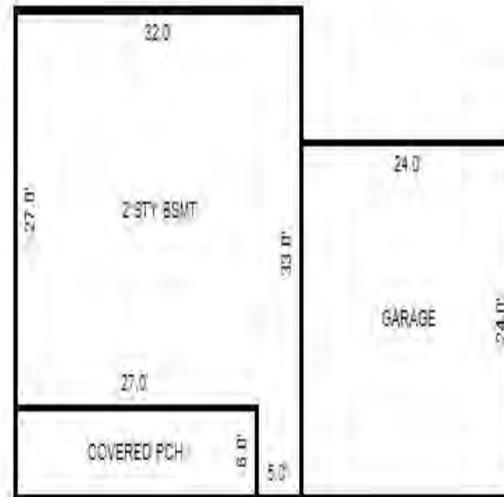
Who When What

TPC 12/27/2017 INSPECTED
 TPC 04/25/2017 INSPECTED
 TPC 06/20/2011 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		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 162	Type WCP (1 Story)	Year Built: 2001 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		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: 15 Floor Area: 1,788 Total Base New : 181,886 Total Depr Cost: 154,604 Estimated T.C.V: 136,052			E.C.F. X 0.880			Bsmnt Garage: Carport Area: Roof:		
Yr Built 2001	Remodeled 0	Ex	X	Ord		Min	Size of Closets			Condition: Average			Lg	X	Ord		Small	
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric			150 Amps Service								
Basement 1st Floor 2nd Floor 3 Bedrooms				(6) Ceilings			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 2S			Cls CD			Blt 2001		
(1) Exterior		X	Drywall				Ex.	X	Ord.		Min	No. of Elec. Outlets						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation						Many	X	Ave.		Few	(7) Excavation						
(2) Windows		Basement: 894 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement			(13) Plumbing			Building Areas			Stories			Exterior		
X	Many Avg. Few	X	Large Avg. Small	8 Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			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			2 Story			Siding			Foundation		
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(9) Basement Finish			(14) Water/Sewer			Other Additions/Adjustments			Size			Cost New		
X	Gable Hip Flat			X Gambrel Mansard Shed			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing			894			Depr. Cost		
X	Asphalt Shingle	Chimney:		Lump Sum Items:						Water/Sewer			Total:			148,738		
										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			933		
										Water/Sewer			1			2,929		
										1000 Gal Septic			1			3,453		
										Water Well, 100 Feet			1			4,280		
										Porches			162			4,747		
										WCP (1 Story)						4,035		
										Garages								
										Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)								
										Base Cost			576			16,877		
										Common Wall: 1 Wall			1			-1,906		
										Door Opener			1			368		
										Built-Ins								
										Appliance Allow.			1			1,467		
										Notes:								
										ECF (414-RIVER WOODS, 240 CLAM RIVER SUB) 0.880 => TCV:						136,052		
										Totals:			181,886			154,604		

*** 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.
GALLUP ERIC & AMY (H/W)	GALLUP ROBERT (?)	1	08/16/2005	QC	Not Qualified	05-0/3204		100.0
GRIFFIN KEITH	GALLUP ERIC	0	04/01/2005	QC	Not Qualified	05-0/3203		50.0
		6,250	02/01/2001	WD	Download	289:743		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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S RIVERVIEW DR	School: LAKE CITY - 57020					
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	P.R.E. 0%					
--	-----------	--	--	--	--	--

Owner's Name/Address	MAP #:					
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GALLUP ROBERT 5330 RIVERVIEW DR Lake City MI 49651	2019 Est TCV 10,000					
--	---------------------	--	--	--	--	--

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

	Public Improvements	* Factors *				
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		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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		<Site Value F> SITE	\$10000				10000	100		10,000
--	--	---------------------	---------	--	--	--	-------	-----	--	--------

		157 Actual Front Feet, 1.40 Total Acres					Total Est. Land Value =			10,000
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Taxpayer's Name/Address	X	Dirt Road								
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GALLUP ROBERT 5330 RIVERVIEW DR Lake City MI 49651	X	Gravel Road								
--	---	-------------	--	--	--	--	--	--	--	--

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

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

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

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

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

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

. SEC 35 T22N R8W LOT 19 CLAM RIVER ESTATES.	X	Gas								
--	---	-----	--	--	--	--	--	--	--	--

Comments/Influences	X	Curb								
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	X	Street Lights								
--	---	---------------	--	--	--	--	--	--	--	--

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

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

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

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

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

	X	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
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	Who	When	What	2019	5,000	0	5,000			2,681C
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	TPC	12/27/2017	INSPECTED	2018	5,000	0	5,000			2,619C
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	TPC	04/25/2017	INSPECTED	2017	5,000	0	5,000			2,566C
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	TPC	09/25/2015	INSPECTED	2016	5,000	0	5,000			2,544C
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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.
SCARBROUGH KAY F F/K/A SC	MALLERY KAY FRANCES	0	06/30/2014	QC	RELATED PARTY	2014-02278		0.0
SCARBROUGH JAMES H & KAY	SCARBROUGH KAY F	0	04/26/2004	QC	Not Qualified	04-0/1851		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5224 S RIVERVIEW DR			New House	05/16/1978	1978-1070	100%

Owner's Name/Address	MAP #:
MALLERY KAY FRANCES 5224 RIVERVIEW DRIVE LAKE CITY MI 49651	2019 Est TCV 116,029 TCV/TFA: 103.60

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
. SEC 35 T22N R8W LOTS 20 & 21 CLAM RIVER ESTATES.	X		<Site Value A> CLAM RIVER 15K					15000	100		15,000
ADD 309 FT OF RIVER FRONT (LOT 22) FOR 07.	X		CLAM RIV 60/FF	53.00	55.00	1.0000	1.0000	60	100		3,180
			212 Actual Front Feet, 1.80 Total Acres Total Est. Land Value = 18,180								
			Land Improvement Cost Estimates								
			Description				Rate	Size	% Good		Cash Value
	X		D/W/P: 3.5 Concrete				5.00	200	0		0
	X		Residential Local Cost Land Improvements								
	X		Description				Rate	Size	% Good		Cash Value
	X		LAND IMPROVE 1000				0.00	0	95		950
			Total Estimated Land Improvements True Cash Value = 950								

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



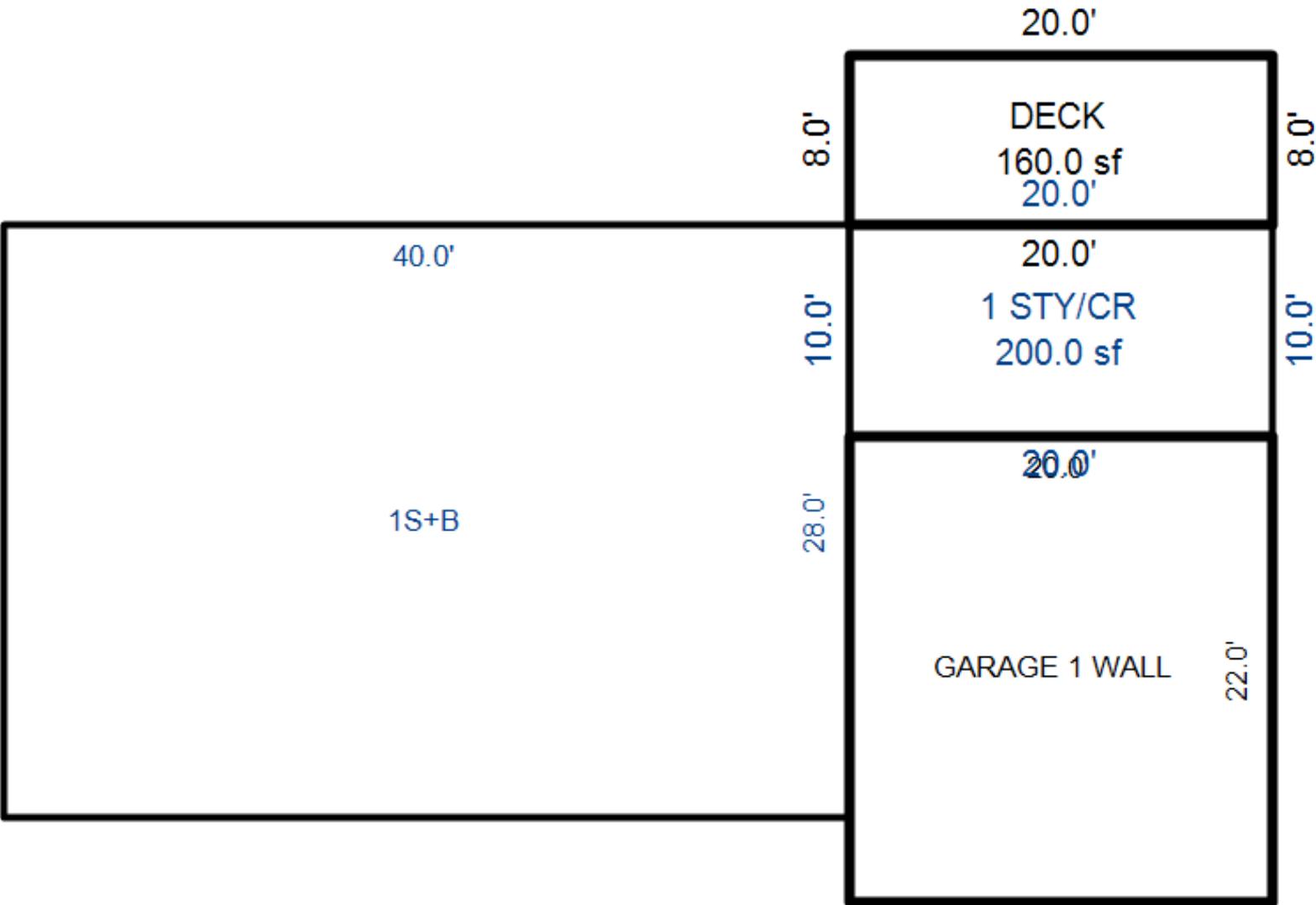
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	9,100	48,900	58,000	0M		0
2018	9,100	45,700	54,800	0M		0
2017	9,100	46,400	55,500	0M		0
2016	9,100	43,600	52,700			44,532C

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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 160	Type Treated Wood	Year Built: 1978 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: 1S		Trim & Decoration														
Yr Built 1978	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 3 Bedrooms	Kitchen: Other: Other:		200 Amps Service												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S						Cls C 10 Blt 1978			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	Ex.	X	Ord.	Min	(11) Heating System: Forced Air w/ Ducts Ground Area = 1120 SF Floor Area = 1120 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65								
(2) Windows		(7) Excavation		No. of Elec. Outlets			Building Areas									
X	Many Avg. Few	X	Large Avg. Small	Basement: 1120 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing		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	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		1 Story Siding Basement 1,120 Total: 140,146 91,088								
X	Asphalt Shingle	(8) Basement		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			(14) Water/Sewer		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,120 728 3 Fixture Bath 1 3,525 2,291 Water/Sewer 1000 Gal Septic 1 3,691 2,399 Water Well, 50 Feet 1 2,038 1,325 Deck Treated Wood 160 2,714 1,764 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 440 15,704 10,208 Common Wall: 1 Wall 1 -2,038 -1,325 Door Opener 1 415 270 Built-Ins Appliance Allow. 1 2,099 1,364 Totals: 169,414 110,112							
(3) Roof		(9) Basement Finish		Lump Sum Items:												
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF	Notes: ECF (414-RIVER WOODS, 240 CLAM RIVER SUB) 0.880 => TCV: 96,899												
Chimney: Block		(10) Floor Support														

*** 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.
HAMILTON RANDAL C & DIANE	HAMILTON LUKE D & HAMILTO	100	10/17/2013	QC	QUIT CLAIM	2013-03610 QD		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5250 S RIVERVIEW DR						
	School: LAKE CITY - 57020					
	P.R.E. 100% 07/25/1994					
Owner's Name/Address	MAP #:					
	2019 Est TCV 132,889 TCV/TFA: 86.57					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
. SEC 35 T22N R8W LOT 22 CLAM RIVER ESTATES.	X		Dirt Road	200.00	304.00	1.0000	1.0000	60	100	12,000
			Gravel Road							
			<Site Value A> CLAM RIVER 15K					15000	100	15,000
			310 Actual Front Feet, 2.16 Total Acres					Total Est. Land Value =		27,000

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X	Electric	D/W/P: 3.5 Concrete	5.00	576 71	2,045
			Gas			
	X	Street Lights	Total Estimated Land Improvements True Cash Value =			2,045
	X	Standard Utilities				
	X	Underground Utils.				

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	High	2019	13,500	52,900	66,400			51,275C
	X	Landscaped	2018	13,500	49,600	63,100			50,074C
	X	Swamp	2017	13,500	46,700	60,200			49,045C
	X	Wooded	2016	13,500	44,000	57,500			48,608C
	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
			2019	13,500	52,900	66,400			51,275C
			2018	13,500	49,600	63,100			50,074C
			2017	13,500	46,700	60,200			49,045C
			2016	13,500	44,000	57,500			48,608C

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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		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	Type CCP (1 Story)	Year Built: 1981 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: 0 Area: 458 % Good: 0 Storage Area: 0 No Conc. Floor: 0																			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																															
Building Style: TRI		Trim & Decoration																																		
Yr Built 1981	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:																																		
(1) Exterior		(6) Ceilings																																		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall																																	
(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	Recreation SF Living SF Walkout Doors No Floor SF																																		
Chimney: Metal		(10) Floor Support																																		
		Joists: Unsupported Len: Cntr.Sup:																																		
		1 1																																		
		1000 Gal Septic 2000 Gal Septic																																		
		Lump Sum Items:																																		
(11) Heating/Cooling 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 Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:										(15) Fireplaces Class: C Effec. Age: 29 Floor Area: 1,535 Total Base New : 166,205 Total Depr Cost: 118,005 Estimated T.C.V: 103,844			(16) Porches/Decks E.C.F. X 0.880			(17) Garage Bsmnt Garage: Carport Area: Roof:																				
Cost Est. for Res. Bldg: 1 Single Family TRI (11) Heating System: Forced Air w/ Ducts Ground Area = 994 SF Floor Area = 1535 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71 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>Tri-Level</td> <td>Siding</td> <td>Crawl Space</td> <td>994</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>44</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>139,356</td> <td>98,943</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,120 795 Water/Sewer 1000 Gal Septic 1 3,691 2,621 Water Well, 100 Feet 1 4,407 3,129 Porches CCP (1 Story) 64 1,430 1,015 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 458 16,140 11,459 Common Wall: 1 Wall 1 -2,038 -1,447 Built-Ins Appliance Allow. 1 2,099 1,490 Totals: 166,205 118,005										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	Tri-Level	Siding	Crawl Space	994			1 Story	Siding	Overhang	44			Total:				139,356	98,943	Notes: ECF (414-RIVER WOODS, 240 CLAM RIVER SUB) 0.880 => TCY: 103,844		
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																															
Tri-Level	Siding	Crawl Space	994																																	
1 Story	Siding	Overhang	44																																	
Total:				139,356	98,943																															

*** 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.
GALLUP BRADLEY H	GALLUP HAROLD & ELIZABETH	25,000	05/11/2005	WD	Not Qualified	05-0/1987		100.0
		25,000	01/01/2001	WD	Download	01-0:0217		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status							
S RIVERVIEW DR													
Owner's Name/Address	School: LAKE CITY - 57020												
	P.R.E. 0%												
	MAP #:												
	2019 Est TCV 15,000												
GALLUP HAROLD & ELIZABETH TRUSTEES HAROLD & ELIZABETH JT LIVING TRUST 5310 RIVERVIEW DR LAKE CITY MI 49651	Improved	X	Vacant	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES									
	Public Improvements			* Factors *									
Taxpayer's Name/Address				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GALLUP HAROLD & ELIZABETH TRUSTEES 5310 RIVERVIEW DR LAKE CITY MI 49651	X	Dirt Road			<Site Value A>	CLAM RIVER	15K		15000	100		15,000	
	X	Gravel Road			173 Actual Front Feet, 1.03 Total Acres			Total Est. Land Value =		15,000			
	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												
	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	7,500	0	7,500		2,868C				
	TPC 12/27/2017	INSPECTED		2018	7,500	0	7,500		2,801C				
	TPC 06/01/2010	INSPECTED		2017	7,500	0	7,500		2,744C				
				2016	7,500	0	7,500		2,720C				



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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.				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status				
5310 S RIVERVIEW DR		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 100% 07/25/1994										
GALLUP HAROLD O & ELIZABETH B TRUST		MAP #:										
5310 RIVERVIEW DR LAKE CITY MI 49651		2019 Est TCV 122,015 TCV/TFA: 104.46										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES								
. SEC 35 T22N R8W LOT 24 & BEG AT NE COR OF LOT 25 TH N 87 DEG 36'38" W 230.25 FT, S 67 DEG 18' 06" E 219.62 FT, N 20 DEG 3'27" E 80 FT TO POB. CLAM RIVER ESTATES.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		CLAM RIV 60/FF	267.00	247.00	1.0000	1.0000	60	100		16,020
		Paved Road		267 Actual Front Feet, 1.51 Total Acres Total Est. Land Value = 16,020								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Metal Prefab	15.68	80	71	890				
		Sewer		Residential Local Cost Land Improvements								
		Electric		Description	Rate	Size	% Good	Cash Value				
		Gas		LAND IMPROVE 1000	1,000.00	1	95	950				
		Curb		Total Estimated Land Improvements True Cash Value = 1,840								
		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	8,000	53,000	61,000			48,803C	
		TPC 12/27/2017 INSPECTED			2018	8,000	52,400	60,400			47,660C	
		TPC 05/21/2013 INSPECTED			2017	8,000	49,300	57,300			46,680C	
					2016	8,000	46,400	54,400			46,264C	



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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.
GALLUP DAYLE	GALLUP ROBERT & JUANITA &	0	03/08/2005	QC	Not Qualified	05-0/834		50.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5330 S RIVERVIEW DR			New House	06/13/2003	20030140	Complete

Owner's Name/Address	MAP #:
GALLUP ROBERT & JUANITA & GALLUP DAYLE 5330 RIVERVIEW DR LAKE CITY MI 49651	2019 Est TCV 163,965 TCV/TFA: 142.33

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES																																				
. SEC 35 T22N R8W LOT 25 EXC BEG AT NE COR TH N 87 DEG 36'38" W 230.25 FT, S 67 DEG 18'06" E 219.62 FT, N 20 DEG 03'27" E 80 FT TO POB. CLAM RIVER ESTATES.	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>CLAM RIV 60/FF</td> <td>200.00</td> <td>496.00</td> <td>1.0000</td> <td>1.0000</td> <td>60</td> <td>100</td> <td></td> <td>12,000</td> </tr> <tr> <td><Site Value A> CLAM RIVER 15K</td> <td></td> <td></td> <td></td> <td></td> <td>15000</td> <td>100</td> <td></td> <td>15,000</td> </tr> <tr> <td colspan="8">616 Actual Front Feet, 7.01 Total Acres Total Est. Land Value =</td> <td>27,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	CLAM RIV 60/FF	200.00	496.00	1.0000	1.0000	60	100		12,000	<Site Value A> CLAM RIVER 15K					15000	100		15,000	616 Actual Front Feet, 7.01 Total Acres Total Est. Land Value =								27,000
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																															
CLAM RIV 60/FF	200.00	496.00	1.0000	1.0000	60	100		12,000																															
<Site Value A> CLAM RIVER 15K					15000	100		15,000																															
616 Actual Front Feet, 7.01 Total Acres Total Est. Land Value =								27,000																															

Comments/Influences	X Electric	X Gas	Curb	Street Lights	Standard Utilities	X Underground Utils.
pd 11,500 in 1979						

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



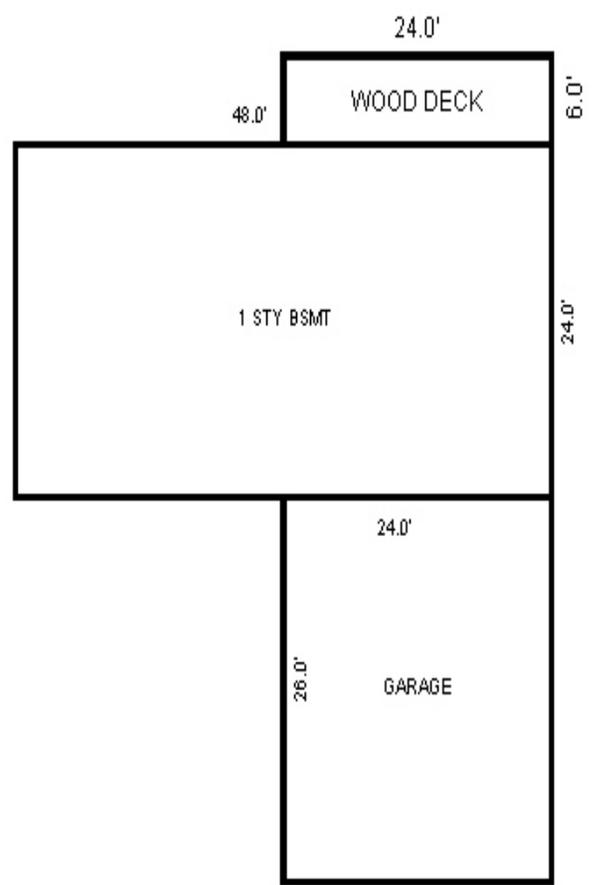
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	13,500	68,500	82,000			62,563C
2018	13,500	64,000	77,500			61,097C
2017	13,500	60,200	73,700			59,841C
2016	13,500	56,700	70,200			59,308C

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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 144	Type 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: 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: 1S		Trim & Decoration																														
Yr Built 2004	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																														
(1) Exterior		(6) Ceilings																														
X	Wood/Shingle Aluminum/Vinyl Brick Pine/Cedar Insulation	X	Drywall																													
		No./Qual. of Fixtures																														
		Ex.	X	Ord.		Min																										
		No. of Elec. Outlets																														
		Many	X	Ave.		Few																										
(2) Windows		(7) Excavation																														
X	Many Avg. Few	X	Large Avg. Small																													
		Basement: 1152 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																														
		(8) Basement																														
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																														
(3) Roof		(9) Basement Finish																														
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF																														
X	Gambrel Mansard Shed	(10) Floor Support																														
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:																														
Chimney:		1 1 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 = 1152 SF Floor Area = 1152 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93 Building Areas											Cls C		Blt 2004																			
<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>1,152</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>130,498</td> <td>121,362</td> </tr> </tbody> </table>											Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,152			Total:				130,498	121,362				
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																											
1 Story	Siding	Basement	1,152																													
Total:				130,498	121,362																											
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,120 1,042 3 Fixture Bath 1 3,525 3,278 Water/Sewer 1000 Gal Septic 1 3,691 3,433 Water Well, 100 Feet 1 4,407 4,099 Deck Treated Wood 144 2,533 2,406 *																																
Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 624 19,893 18,500 Common Wall: 1 Wall 1 -2,038 -1,895 Door Opener 1 415 386																																
Built-Ins Appliance Allow. 1 2,099 1,952 Totals: 166,143 154,563																																
Notes: ECF (414-RIVER WOODS, 240 CLAM RIVER SUB) 0.880 => TCV: 136,015																																

*** 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.
CAROL I LLC	FOX ANTHONY & WOLVERTON T	28,000	03/23/2015	WD	WARRANTY DEED	2015-00956	PTA	100.0
ARNDT DENISE (ETAL)	CAROL I LLC	0	08/31/2010	QC	QUIT CLAIM	2010-4423QC		100.0
SADOUSKY CAROL A	ARNDT DENISE (ETAL)	0	04/01/2005	QC	Not Qualified	05-0/1670		100.0
C & D ENTERPRISES LLC	SADOUSKY CAROL A	0	03/03/2004	QC	Not Qualified	04-0/0924		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5344 S RIVERVIEW DR			New House	05/14/2015	2015-0156	100%

Owner's Name/Address	MAP #:
FOX ANTHONY & WOLVERTON TAMI 5344 S RIVERVIEW LAKE CITY MI 49651	2019 Est TCV 277,282 TCV/TFA: 139.90

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
. SEC 35 T22N R8W LOT 26 CLAM RIVER ESTATES.			

Comments/Influences	X Improved	Vacant	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
. SEC 35 T22N R8W LOT 26 CLAM RIVER ESTATES.			

Comments/Influences	X Improved	Vacant	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2019	12,300	126,300	138,600			122,896C
X Rolling	2018	12,300	117,800	130,100			120,016C
X Low	2017	12,300	110,800	123,100			117,548C
X High	2016	12,300	104,200	116,500		116,500W	116,500S
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

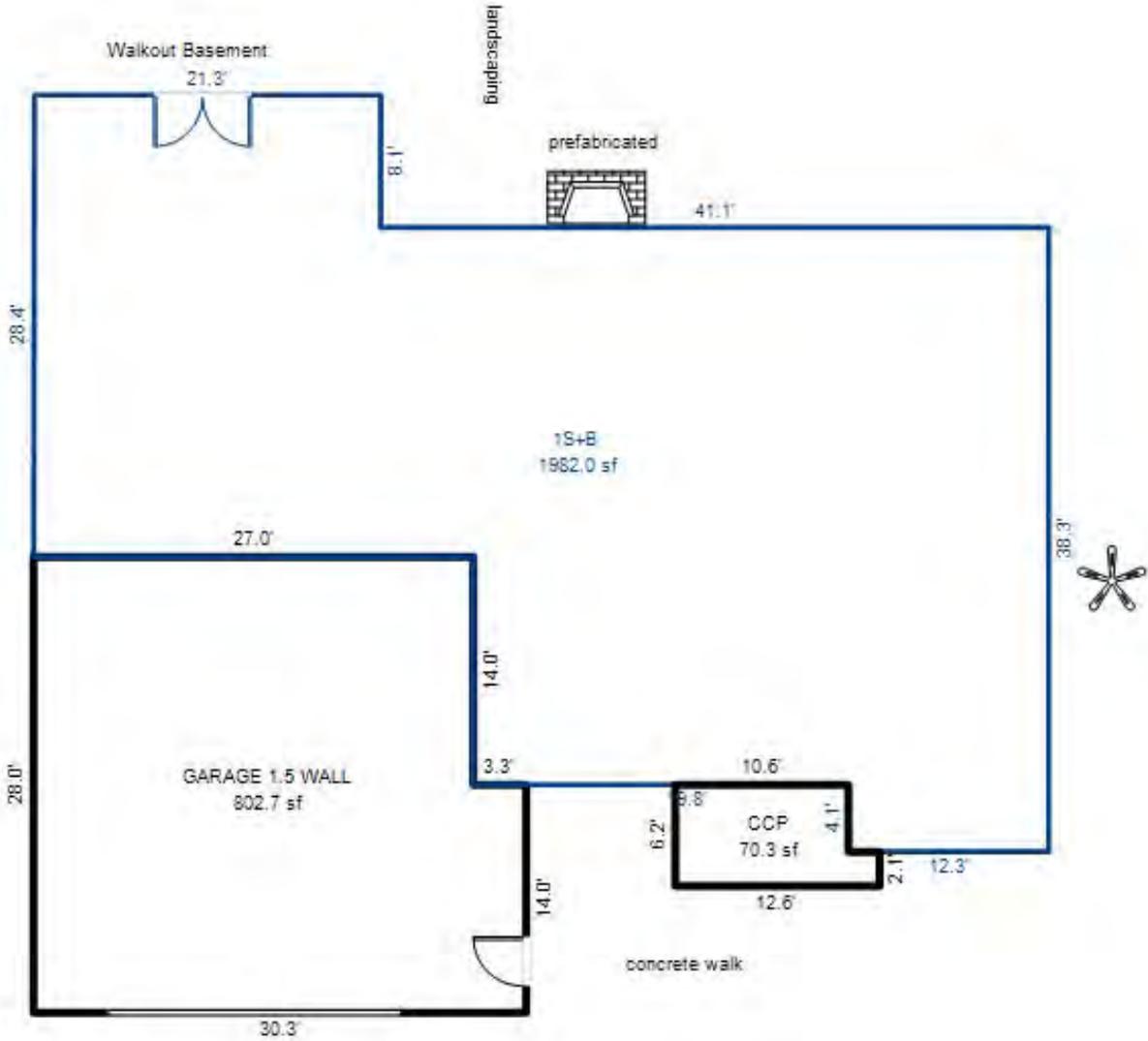


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family	0	Eavestrough	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Area	Type	70	CCP (1 Story)	Year Built: 2015	Car Capacity:	Class: C	Exterior: Siding	
	Mobile Home		Insulation															Wood
	Town Home	0	Front Overhang	X	Forced Air w/o Ducts			1	2nd/Same Stack	Total Base New : 288,871			Storage Area: 0	% Good: 0	Auto. Doors: 1	Mech. Doors: 0	Area: 802	
	Duplex	0	Other Overhang		Forced Air w/ Ducts				Garbage Disposal	2 Prefab 1 Story	Total Depr Cost: 285,969							Roof:
	A-Frame	(4) Interior		Forced Hot Water			Bath Heater	Heat Circulator	Estimated T.C.V: 251,653									
	Wood Frame		Drywall	Electric Baseboard			Vent Fan	Heat Pump										
			Paneled	Elec. Ceil. Radiant			Hot Tub	No Heating/Cooling										
			Plaster	Elec. Ceil. Radiant			Unvented Hood											
			Wood T&G	Electric Wall Heat			Vented Hood											
	Building Style:	Trim & Decoration		Space Heater			Intercom											
	1S		Ex		Ord		Jacuzzi Tub											
			Min	Wall/Floor Furnace			Jacuzzi repl.Tub											
	Yr Built	Size of Closets		Forced Heat & Cool			Oven											
	2015		Lg		Ord		Microwave											
	Remodeled		Small	Central Air			Standard Range											
	0		Doors		Solid		Self Clean Range											
	Condition:		H.C.	Wood Furnace			Sauna											
	Average			(12) Electric			Trash Compactor											
				0 Amps Service			Central Vacuum											
	Room List	(5) Floors		No./Qual. of Fixtures			Security System											
				Ex.														
	Basement			Ord.														
	1st Floor			Min														
	2nd Floor			No. of Elec. Outlets														
	3 Bedrooms			Many														
				Ave.														
				Few														
	(1) Exterior			(7) Excavation														
				Basement: 1982 S.F.														
	Wood/Shingle			Crawl: 0 S.F.														
	Aluminum/Vinyl			Slab: 0 S.F.														
	Brick			Height to Joists: 0.0														
				(8) Basement														
	Insulation			Conc. Block														
				Poured Conc.														
	(2) Windows			Stone														
				Treated Wood														
	Many			Concrete Floor														
	Avg.			(9) Basement Finish														
	Few			868 Recreation SF														
				1 Living SF														
	Large			1 Walkout Doors														
	Avg.			No Floor SF														
	Small			(10) Floor Support														
				Joists:														
	Wood Sash			Unsupported Len:														
	Metal Sash			Cntr.Sup:														
	Vinyl Sash			1 1000 Gal Septic														
	Double Hung			1 2000 Gal Septic														
	Horiz. Slide			Lump Sum Items:														
	Casement																	
	Double Glass																	
	Patio Doors																	
	Storms & Screens																	
	(3) Roof																	
	Gable																	
	Hip																	
	Flat																	
	Asphalt Shingle																	
	Chimney:																	

*** 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
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S DICKERSON RD	School: LAKE CITY - 57020					
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	P.R.E. 100% 07/25/1994					
--	------------------------	--	--	--	--	--

Owner's Name/Address	MAP #:
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NEWELL LYNN & EILEEN 5383 S DICKERSON ROAD LAKE CITY MI 49651	2019 Est TCV 10,020
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	Improved	X	Vacant	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES		
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	Public Improvements	* Factors *						
--	---------------------	-------------	--	--	--	--	--	--

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

		CLAM RIV 60/FF	167.00	315.00	1.0000	1.0000	60	100	10,020
--	--	----------------	--------	--------	--------	--------	----	-----	--------

		167 Actual Front Feet, 1.21 Total Acres			Total Est. Land Value =				10,020
--	--	---	--	--	-------------------------	--	--	--	--------

Tax Description	
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. SEC 35 T22N R8W LOT 27 CLAM RIVER ESTATES.	
--	--

Comments/Influences	
---------------------	--

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

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

	X	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
------	------------	----------------	----------------	-----------------	----------------	---------------

2019	5,000	0	5,000			4,435C
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2018	5,000	0	5,000			4,332C
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2017	5,000	0	5,000			4,243C
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2016	5,000	0	5,000			4,206C
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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.

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

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

Owner's Name/Address: NEWELL LYNN C
 5383 S DICKERSON RD
 LAKE CITY MI 49651
 MAP #: 2019 Est TCV 10,850

Tax Description . SEC 35 T22N R8W LOT 28 CLAM RIVER ESTATES	Improved	X	Vacant	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES						
	Public Improvements			* Factors *						
Comments/Influences	X	Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
		Gravel Road		CLAM RIV 60/FF	165.00	312.00	1.0000	1.0000	60 100	9,900
		Paved Road		165 Actual Front Feet, 1.18 Total Acres					Total Est. Land Value =	9,900
		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
	X	Electric		LAND IMPROVE 1000				0.00	0 95	950
	X	Gas		Total Estimated Land Improvements True Cash Value =						950
		Curb								
		Street Lights								
		Standard Utilities								
	X	Underground Utils.								

Topography of Site

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



Who When What
 TPC 12/27/2017 INSPECTED
 TPC 04/08/2015 INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	5,000	400	5,400			4,317C
2018	5,000	100	5,100			4,216C
2017	5,000	100	5,100			4,130C
2016	5,000	100	5,100			4,094C

*** 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
5383 S DICKERSON RD	School: LAKE CITY - 57020		Addition	03/15/2011	2011-0066	100%

Owner's Name/Address	MAP #:
NEWELL LYNN C 5383 S DICKERSON ROAD LAKE CITY MI 49651	2019 Est TCV 139,376 TCV/TFA: 119.02

Tax Description	Improved	Vacant	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES																											
. SEC 35 T22N R8W LOT 29 CLAM RIVER ESTATES.	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>CLAM RIV 60/FF</td> <td>165.00</td> <td>309.00</td> <td>1.0000</td> <td>1.0000</td> <td>60</td> <td>100</td> <td></td> <td>9,900</td> </tr> <tr> <td colspan="8">165 Actual Front Feet, 1.17 Total Acres</td> <td>Total Est. Land Value = 9,900</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	CLAM RIV 60/FF	165.00	309.00	1.0000	1.0000	60	100		9,900	165 Actual Front Feet, 1.17 Total Acres								Total Est. Land Value = 9,900
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
CLAM RIV 60/FF	165.00	309.00	1.0000	1.0000	60	100		9,900																						
165 Actual Front Feet, 1.17 Total Acres								Total Est. Land Value = 9,900																						

Comments/Influences	Public Improvements	Land Improvement Cost Estimates																																			
	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>D/W/P: 4in Ren. Conc.</td> <td>6.21</td> <td>420</td> <td>0</td> <td>0</td> </tr> <tr> <td>D/W/P: Crushed Rock</td> <td>1.72</td> <td>75</td> <td>0</td> <td>0</td> </tr> <tr> <td colspan="5">Residential Local Cost Land Improvements</td> </tr> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> <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	D/W/P: 4in Ren. Conc.	6.21	420	0	0	D/W/P: Crushed Rock	1.72	75	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
Description	Rate	Size	% Good	Cash Value																																	
D/W/P: 4in Ren. Conc.	6.21	420	0	0																																	
D/W/P: Crushed Rock	1.72	75	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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Rolling	2019	5,000	64,700	69,700			51,333C
	X Low	2018	5,000	61,100	66,100			50,130C
	X High	2017	5,000	57,500	62,500			49,099C
	X Landscaped	2016	5,000	54,200	59,200			48,662C
	X Swamp							
	X Wooded							
	X Pond							
	X Waterfront							
	X Ravine							
	X Wetland							
	X Flood Plain							

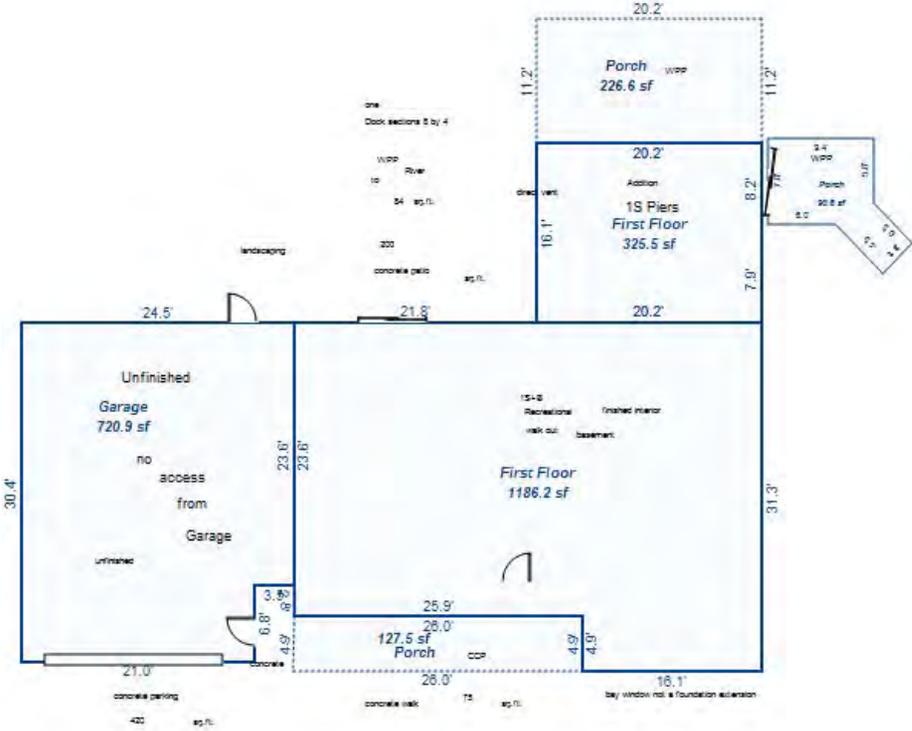


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*** Information herein deemed reliable but not guaranteed***

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 1 Direct-Vented Ga	Area 142 325 90 226	Type CCP (1 Story) WGEP (1 Story) WPP Treated Wood	Year Built: 1985 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: 720 % 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 1985	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:															
		(6) Ceilings															
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall														
(1) Exterior		Ex.	X	Ord.		Min											
X	Basement 1st Floor 2nd Floor Bedrooms	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 Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor														
		(8) Basement															
(3) Roof		(9) Basement Finish															
X	Gable Hip Flat	Gambrel Mansard Shed	1171	Recreation SF Living SF 1 Walkout Doors No Floor SF													
X	Asphalt Shingle	(10) Floor Support															
Chimney:		Joists: Unsupported Len: Cntr.Sup:		1	Water Well	1	1000 Gal Septic 2000 Gal Septic										
		(14) Water/Sewer															
		Public Water Public Sewer															
		Lump Sum Items:															
		1 Water Well															
		1 1000 Gal Septic															
		2000 Gal Septic															
		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)															
		Base Cost															
		Common Wall: 1 Wall															
		Door Opener															
		Built-Ins															
		Appliance Allow.															
		Fireplaces															
		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															

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



Barn

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
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S DICKERSON RD	School: LAKE CITY - 57020					
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	P.R.E. 100% 07/25/1994					
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Owner's Name/Address	MAP #:					
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NEWELL LYNN C 5383 S DICKERSON RD LAKE CITY MI 49651	2019 Est TCV 24,095					
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X Improved	Vacant	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES				
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Public Improvements	* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value

	CLAM RIV 60/FF	165.00	307.00	1.0000	1.0000	60 100	9,900
	165 Actual Front Feet, 1.16 Total Acres					Total Est. Land Value =	9,900

Land Improvement Cost Estimates		Rate	Size % Good	Cash Value
Description				

	Wood Frame	23.64	68 94	1,512
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	Total Estimated Land Improvements True Cash Value =			1,512
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Topography of Site	
X	Level
X	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

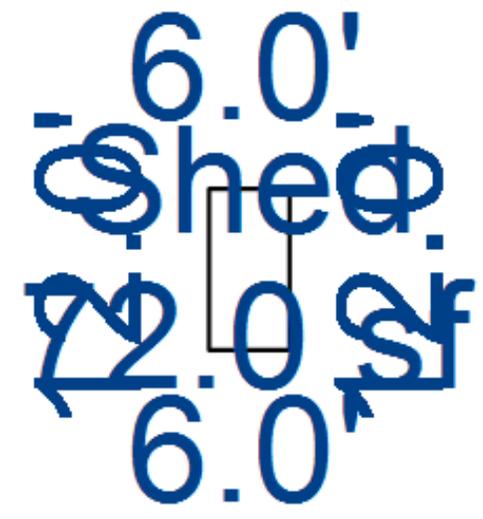
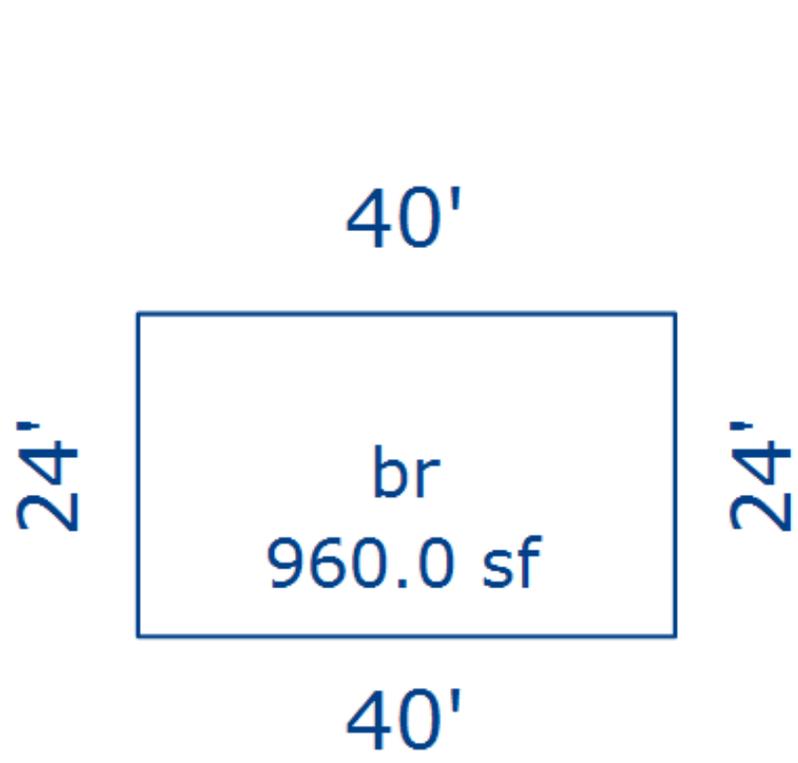


Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	5,000	7,000	12,000			4,317C
	TPC 12/27/2017	INSPECTED	2018	5,000	6,300	11,300			4,216C
	TPC 04/08/2015	INSPECTED	2017	5,000	6,300	11,300			4,130C
	TPC 08/26/2011	INSPECTED	2016	5,000	6,300	11,300			4,094C

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

Building Type	Barn - General Purpose			
Year Built				
Class/Construction	D,Pole			
Quality/Exterior	Average			
# of Walls, Perimeter	4 Wall, 128			
Height	18			
Heating System	No Heating/Cooling			
Length/Width/Area	40 x 24 = 960			
Cost New	\$ 25,623			
Phy./Func./Econ. %Good	55/100/100 55.0			
Depreciated Cost	\$ 14,093			
+ Unit-In-Place Items	\$ 0			
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->				
E.C.F.	X 0.900			
% Good	55			
Est. True Cash Value	\$ 12,683			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 12683 / All Cards: 12683				



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				
S DICKERSON RD		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
WEBSTER GENE L & MAXINE E 5155 S RIVERVIEW DR LAKE CITY MI 49651		MAP #:		2019 Est TCV 24,900								
Taxpayer's Name/Address		Improved	X	Vacant	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES							
WEBSTER GENE L & MAXINE E 5155 S RIVERVIEW DR LAKE CITY MI 49651		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 35 T22N R8W LOT 31 CLAM RIVER ESTATES.		X Gravel Road		CLAM RIV 60/FF	165.00	1227.60	1.0000	1.0000	60	100		9,900
Comments/Influences		X Paved Road		<Site Value A>	CLAM RIVER	15K			15000	100		15,000
		X Storm Sewer		165 Actual Front Feet, 4.65 Total Acres				Total Est. Land Value =	24,900			
		X Sidewalk										
		X Water Sewer										
		X Electric										
		X Gas										
		X Curb										
		X Street Lights										
		X Standard Utilities										
		X 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				
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who	When	What	2019	12,500	0	12,500			11,314C	
		TPC 12/27/2017	INSPECTED		2018	12,500	0	12,500			11,049C	
		TPC 04/08/2015	INSPECTED		2017	12,500	0	12,500			10,822C	
					2016	12,500	0	12,500			10,726C	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WALSH EDWIN M & AYOTTE AL	GUNNERSON MATTHEW	14,000	09/02/2011	WD	WARRANTY DEED	2011-02761	PTA	100.0
WALSH EDWIN M & AYOTTE AL	WALSH EDWIN & AYOTTE EVVA	0	10/27/2010	QC	FAMILY SALE	2010-4894QC	PTA	100.0
BEVR ARTHUR LURIAN		0	10/03/2010	DC	DEATH CERTIFICATE	2010-04893DC	PTA	0.0
BEVER ARTHUR L &	WALSH EDWIN M & AYOTTE AL	100	10/02/2007	QC	QUIT CLAIM	L2010/P04894		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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9970 W LOTAN RD	School: LAKE CITY - 57020					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
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GUNNERSON MATTHEW 6400 W JENNINGS RD LAKE CITY MI 49651	2019 Est TCV 16,914 TCV/TFA: 21.68
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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
GROUP A 30/FF	104.00	502.00	1.0000	1.0000	30	100		3,120
104 Actual Front Feet, 1.20 Total Acres Total Est. Land Value =								3,120

Tax Description	X	Topography of Site
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. SEC 21 T22N R8W LOT 1 CLAM RIVER WOODS & RAPIDS.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer
Comments/Influences	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.

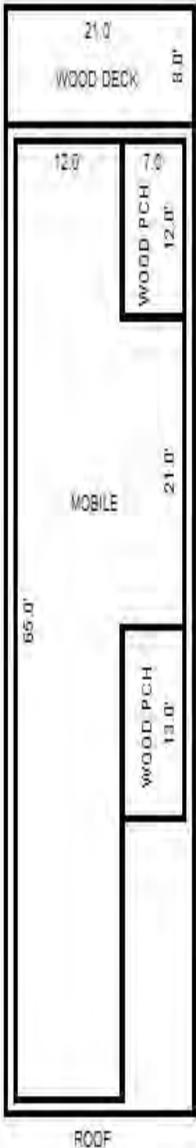


Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	1,600	6,900	8,500			7,884C
TPC 09/18/2018	INSPECTED		2018	1,600	6,100	7,700			7,700S
TPC 05/25/2015	INSPECTED		2017	1,600	6,100	7,700			7,698C
TPC 06/21/2011	INSPECTED		2016	2,100	6,700	8,800			7,630C

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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	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Interior 2 Story	Area	Type	Year Built: 1978	Car Capacity:	Class: D										
	Mobile Home		Insulation		Wood												Coal	Steam	84	WPP	Exterior: Pole					
	Town Home	0	Front Overhang	X	Forced Warm Air			Cook Top	Dishwasher	2nd/Same Stack	Two Sided	168	Treated Wood	Exterior Ven.: 0	Stone Ven.: 0	Common Wall: Detache										
	Duplex	0	Other Overhang		Wall Furnace	Warm & Cool Air											Bath Heater	Vent Fan	Prefab 1 Story	Prefab 2 Story	1541	Roof Cover Onl	Foundation: 18 Inch			
	A-Frame	(4) Interior		Heat Pump			Hot Tub	Unvented Hood	Vented Hood	Intercom	Heat Circulator	Raised Hearth	Wood Stove	Direct-Vented Ga	Finished ?:	Auto. Doors: 1										
X	Wood Frame	Drywall	Plaster	Central Air													Jacuzzi Tub	Jacuzzi repl.Tub	Oven	Microwave	Standard Range	Self Clean Range	Sauna	Trash Compactor	Central Vacuum	Security System
	HUD	Paneled	Wood T&G	Wood Furnace			Standard Range	Self Clean Range	Sauna	Trash Compactor	Central Vacuum	Security System	Class: Fair	Effec. Age: 40	Floor Area:	Total Base New : 78,826										
	Yr Built	Remodeled	Trim & Decoration	(12) Electric													0	Amps Service	Cost Est. for Res. Bldg: 1 Mobile Home HUD	Cls Fair	Blt 1975	Total Base New : 78,826	Total Depr Cost: 27,588	Estimated T.C.V: 13,794	E.C.F. X 0.500	Bsmnt Garage:
	1975	0	Ex	X	Ord	Min	No./Qual. of Fixtures			X	Ex.	Ord.	Min	No. of Elec. Outlets	Many	X										
	Condition: Average	Lg	X	Ord	Small	(13) Plumbing			1								Average Fixture(s)	3	Fixture Bath	2	Fixture Bath	Softener, Auto	Softener, Manual	Solar Water Heat	No Plumbing	Extra Toilet
	Room List	Doors	Solid	X	H.C.	(14) Water/Sewer				1	Public Water	Public Sewer	Water Well	1000 Gal Septic	2000 Gal Septic	Lump Sum Items:										
	Basement	Kitchen:		(6) Ceilings			No./Qual. of Fixtures										1	Average Fixture(s)	3	Fixture Bath	2	Fixture Bath	Softener, Auto	Softener, Manual	Solar Water Heat	No Plumbing
	1st Floor	Other:		(7) Excavation			No./Qual. of Fixtures			1	Average Fixture(s)	3	Fixture Bath	2	Fixture Bath	Softener, Auto										
	2nd Floor	Other:		(8) Basement			No./Qual. of Fixtures										1	Average Fixture(s)	3	Fixture Bath	2	Fixture Bath	Softener, Auto	Softener, Manual	Solar Water Heat	No Plumbing
	Bedrooms	Other:		(9) Basement Finish			No./Qual. of Fixtures			1	Average Fixture(s)	3	Fixture Bath	2	Fixture Bath	Softener, Auto										
	(1) Exterior	Recreation SF		(10) Floor Support			No./Qual. of Fixtures										1	Average Fixture(s)	3	Fixture Bath	2	Fixture Bath	Softener, Auto	Softener, Manual	Solar Water Heat	No Plumbing
	Wood/Shingle	Living SF		Joists:			No./Qual. of Fixtures			1	Average Fixture(s)	3	Fixture Bath	2	Fixture Bath	Softener, Auto										
	Aluminum/Vinyl	Walkout Doors		Unsupported Len:			No./Qual. of Fixtures										1	Average Fixture(s)	3	Fixture Bath	2	Fixture Bath	Softener, Auto	Softener, Manual	Solar Water Heat	No Plumbing
	Brick	Storms & Screens		Cntr.Sup:			No./Qual. of Fixtures			1	Average Fixture(s)	3	Fixture Bath	2	Fixture Bath	Softener, Auto										
	Insulation	Chimney: Metal		Lump Sum Items:			No./Qual. of Fixtures										1	Average Fixture(s)	3	Fixture Bath	2	Fixture Bath	Softener, Auto	Softener, Manual	Solar Water Heat	No Plumbing
	(2) Windows	Chimney: Metal		Lump Sum Items:			No./Qual. of Fixtures			1	Average Fixture(s)	3	Fixture Bath	2	Fixture Bath	Softener, Auto										
	Many	Chimney: Metal		Lump Sum Items:			No./Qual. of Fixtures										1	Average Fixture(s)	3	Fixture Bath	2	Fixture Bath	Softener, Auto	Softener, Manual	Solar Water Heat	No Plumbing
	Avg.	Chimney: Metal		Lump Sum Items:			No./Qual. of Fixtures			1	Average Fixture(s)	3	Fixture Bath	2	Fixture Bath	Softener, Auto										
	Few	Chimney: Metal		Lump Sum Items:			No./Qual. of Fixtures										1	Average Fixture(s)	3	Fixture Bath	2	Fixture Bath	Softener, Auto	Softener, Manual	Solar Water Heat	No Plumbing
	Large	Chimney: Metal		Lump Sum Items:			No./Qual. of Fixtures			1	Average Fixture(s)	3	Fixture Bath	2	Fixture Bath	Softener, Auto										
	Avg.	Chimney: Metal		Lump Sum Items:			No./Qual. of Fixtures										1	Average Fixture(s)	3	Fixture Bath	2	Fixture Bath	Softener, Auto	Softener, Manual	Solar Water Heat	No Plumbing
	Small	Chimney: Metal		Lump Sum Items:			No./Qual. of Fixtures			1	Average Fixture(s)	3	Fixture Bath	2	Fixture Bath	Softener, Auto										
	Wood Sash	Chimney: Metal		Lump Sum Items:			No./Qual. of Fixtures										1	Average Fixture(s)	3	Fixture Bath	2	Fixture Bath	Softener, Auto	Softener, Manual	Solar Water Heat	No Plumbing
	Metal Sash	Chimney: Metal		Lump Sum Items:			No./Qual. of Fixtures			1	Average Fixture(s)	3	Fixture Bath	2	Fixture Bath	Softener, Auto										
	Vinyl Sash	Chimney: Metal		Lump Sum Items:			No./Qual. of Fixtures										1	Average Fixture(s)	3	Fixture Bath	2	Fixture Bath	Softener, Auto	Softener, Manual	Solar Water Heat	No Plumbing
	Double Hung	Chimney: Metal		Lump Sum Items:			No./Qual. of Fixtures			1	Average Fixture(s)	3	Fixture Bath	2	Fixture Bath	Softener, Auto										
	Horiz. Slide	Chimney: Metal		Lump Sum Items:			No./Qual. of Fixtures										1	Average Fixture(s)	3	Fixture Bath	2	Fixture Bath	Softener, Auto	Softener, Manual	Solar Water Heat	No Plumbing
	Casement	Chimney: Metal		Lump Sum Items:			No./Qual. of Fixtures			1	Average Fixture(s)	3	Fixture Bath	2	Fixture Bath	Softener, Auto										
	Double Glass	Chimney: Metal		Lump Sum Items:			No./Qual. of Fixtures										1	Average Fixture(s)	3	Fixture Bath	2	Fixture Bath	Softener, Auto	Softener, Manual	Solar Water Heat	No Plumbing
	Patio Doors	Chimney: Metal		Lump Sum Items:			No./Qual. of Fixtures			1	Average Fixture(s)	3	Fixture Bath	2	Fixture Bath	Softener, Auto										
	Storms & Screens	Chimney: Metal		Lump Sum Items:			No./Qual. of Fixtures										1	Average Fixture(s)	3	Fixture Bath	2	Fixture Bath	Softener, Auto	Softener, Manual	Solar Water Heat	No Plumbing
	(3) Roof	Chimney: Metal		Lump Sum Items:			No./Qual. of Fixtures			1	Average Fixture(s)	3	Fixture Bath	2	Fixture Bath	Softener, Auto										
	Gable	Chimney: Metal		Lump Sum Items:			No./Qual. of Fixtures										1	Average Fixture(s)	3	Fixture Bath	2	Fixture Bath	Softener, Auto	Softener, Manual	Solar Water Heat	No Plumbing
	Hip	Chimney: Metal		Lump Sum Items:			No./Qual. of Fixtures			1	Average Fixture(s)	3	Fixture Bath	2	Fixture Bath	Softener, Auto										
	Flat	Chimney: Metal		Lump Sum Items:			No./Qual. of Fixtures										1	Average Fixture(s)	3	Fixture Bath	2	Fixture Bath	Softener, Auto	Softener, Manual	Solar Water Heat	No Plumbing
	Asphalt Shingle	Chimney: Metal		Lump Sum Items:			No./Qual. of Fixtures			1	Average Fixture(s)	3	Fixture Bath	2	Fixture Bath	Softener, Auto										
	Chimney: Metal	Chimney: Metal		Lump Sum Items:			No./Qual. of Fixtures										1	Average Fixture(s)	3	Fixture Bath	2	Fixture Bath	Softener, Auto	Softener, Manual	Solar Water Heat	No Plumbing
		Chimney: Metal		Lump Sum Items:			No./Qual. of Fixtures			1	Average Fixture(s)	3	Fixture Bath	2	Fixture Bath	Softener, Auto										
		Chimney: Metal		Lump Sum Items:			No./Qual. of Fixtures										1	Average Fixture(s)	3	Fixture Bath	2	Fixture Bath	Softener, Auto	Softener, Manual	Solar Water Heat	No Plumbing
		Chimney: Metal		Lump Sum Items:			No./Qual. of Fixtures			1	Average Fixture(s)	3	Fixture Bath	2	Fixture Bath	Softener, Auto										
		Chimney: Metal		Lump Sum Items:			No./Qual. of Fixtures										1	Average Fixture(s)	3	Fixture Bath	2	Fixture Bath	Softener, Auto	Softener, Manual	Solar Water Heat	No Plumbing
		Chimney: Metal		Lump Sum Items:			No./Qual. of Fixtures			1	Average Fixture(s)	3	Fixture Bath	2	Fixture Bath	Softener, Auto										
		Chimney: Metal		Lump Sum Items:			No./Qual. of Fixtures										1	Average Fixture(s)	3	Fixture Bath	2	Fixture Bath	Softener, Auto	Softener, Manual	Solar Water Heat	No Plumbing
		Chimney: Metal		Lump Sum Items:			No./Qual. of Fixtures			1	Average Fixture(s)	3	Fixture Bath	2	Fixture Bath	Softener, Auto										
		Chimney: Metal		Lump Sum Items:			No./Qual. of Fixtures										1	Average Fixture(s)	3	Fixture Bath	2	Fixture Bath	Soft			



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.
KRAINZ DOLLIE M ESTATE	GUNNERSON MATTHEW A (SM)	0	08/17/2009	QC	Not Qualified	2009/3034		100.0
CRITTENDEN THOMAS S	KRAINZ DOLLIE M (S/W)	100	10/31/2008	QC	Not Qualified	2008/3974		100.0
STEPHAN RANDY	CRITTENDEN THOMAS S	0	05/14/2008	WD	Not Qualified	2008/1778		100.0
STEPHAN ROBERT LE	STEPHAN RANDY	0	09/07/2004	OTH	Not Qualified	04-0/5324		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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S LACHANCE RD	School: LAKE CITY - 57020					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
GUNNERSON MATTHEW A 6400 W JENNINGS RD Lake City MI 49651	2019 Est TCV 3,300

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
GROUP A 30/FF	110.00	502.00	1.0000	1.0000	30	100		3,300
110 Actual Front Feet, 1.27 Total Acres								Total Est. Land Value = 3,300

Tax Description
. SEC 21 T22N R8W LOT 2 CLAM RIVER WOODS & RAPIDS.

Comments/Influences

- X Dirt Road
- 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.

Topography of Site

- X Level
- X 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	1,700	0	1,700			1,700S
2018	1,700	0	1,700			1,700S
2017	1,700	0	1,700			1,700S
2016	2,200	0	2,200			2,066C

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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.
KRAINZ DOLLIE M ESTATE	GUNNERSON MATTHEW A (SM)	28,000	04/29/2009	WD	ESTATE SALE	2009/1834		100.0
CRITTENDEN THOMAS S	KRAINZ DOLLIE M (S/W)	0	10/31/2008	QC	Not Qualified	2008/3974		100.0
STEPHAN ROBERT ESTATE	CRITTENDEN THOMAS S	65,000	05/14/2008	WD	Arms Length	2008/1778		100.0
STEPHAN ROBERT LE	STEPHAN ROBERT ESTATE	0	09/07/2004	OTH	Not Qualified	04-0/5324		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
3643 S LACHANCE RD		School: LAKE CITY - 57020				
		P.R.E. 0%				

Owner's Name/Address	MAP #:
GUNNERSON MATTHEW A 6400 W JENNINGS RD Lake City MI 49651	2019 Est TCV 33,763 TCV/TFA: 34.45

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS					
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason
GUNNERSON MATTHEW A 6400 W JENNINGS RD Lake City MI 49651	X		* Factors *					
			GROUP A 30/FF	110.00	502.00	1.0000	1.0000	30 100
			110 Actual Front Feet, 1.27 Total Acres Total Est. Land Value = 3,300					

Tax Description	X	Public Improvements
. SEC 21 T22N R8W LOT 3 CLAM RIVER WOODS & RAPIDS.	X	Dirt Road
	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.



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

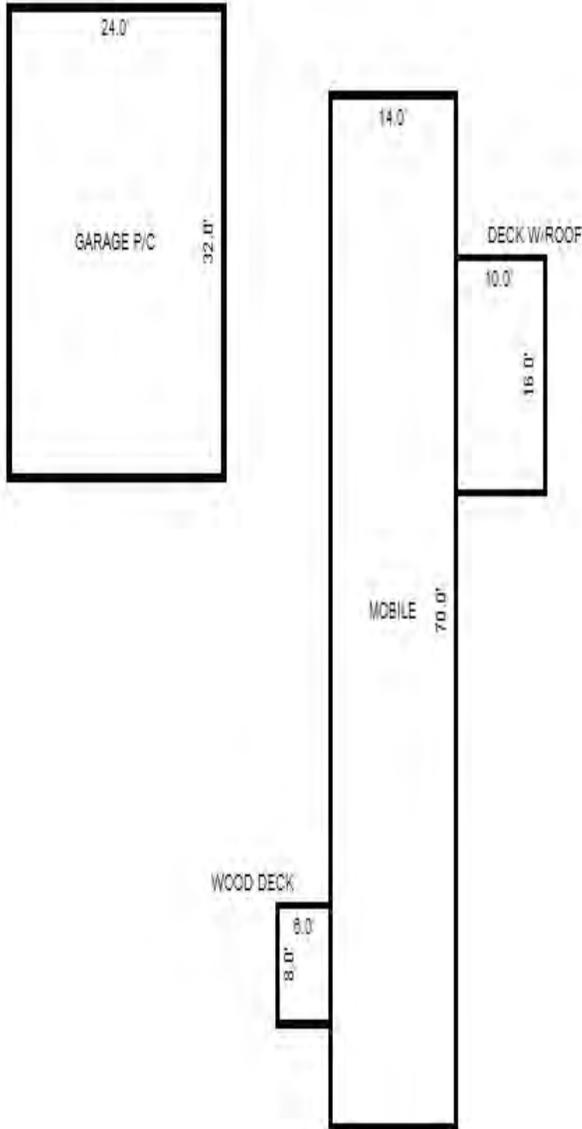
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	1,700	15,200	16,900			13,430C
2018	1,700	15,600	17,300			13,116C
2017	1,700	18,700	20,400	17,500M		12,847C
2016	2,200	17,200	19,400			12,733C

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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 48 160	Type Treated Wood Pine	Year Built: 1999 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame		(4) Interior Drywall Plastered	X	Plaster Wood T&G											
Building Style: HUD		Trim & Decoration														
Yr Built 1985	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:		150			Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family HUD									
X	Wood/Shingle Aluminum/Vinyl Brick	X	Tile	Ex.	X	Ord.	Min	No. of Elec. Outlets								
	Insulation	(7) Excavation		Many			X	Ave.	Few	Building Areas						
(2) Windows		(8) Basement		(13) Plumbing			Plumbing									
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 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			Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Piers 980 Total: 75,616 52,932						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(9) Basement Finish		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			Other Additions/Adjustments Plumbing Average Fixture(s) Water/Sewer 1000 Gal Septic Water Well, 100 Feet Deck Treated Wood Pine w/Roof (Deck Portion) Pine w/Roof (Roof portion)						
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			Garages Class: D Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Built-Ins Appliance Allow.						
(3) Roof		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: HUD									
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Class: D Effec. Age: 30 Floor Area: 980 Total Base New : 108,413 Total Depr Cost: 76,157 Estimated T.C.V: 30,463			E.C.F. X 0.400		Bsmnt Garage: Carport Area: Roof:			
X	Asphalt Shingle Metal						Totals:			108,413		76,157		ECF (409 - RURAL SUBS) 0.400 => TCY: 30,463		
Chimney: Metal																

*** 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.
BARTHOLOMEW JEREMY & DALA	COLE BUCK	5,000	08/31/2016	QC	Arms Length	2016-02876		100.0
FRENDS MINISTRY CCDO	BARTHOLOMEW JEREMY	10,500	08/30/2016	WD	LAND CONTRACT	2016-0284		100.0
MISSAUKEE COUNTY HABITAT	FRIENDS CHRISTIAN COMMUNI	0	02/04/2014	OTH	ASSIGNMENT OF INTERE	2014-00434		0.0
BARTHOLOMEW JEREMY & SONY	BARTHOLOMEW JEREMY	0	04/16/2010	OTH	Not Used In Study	2010/1352		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
3631 S LACHANCE RD		School: LAKE CITY - 57020				
		P.R.E. 0%				
Owner's Name/Address	MAP #:					
	2019 Est TCV 10,092 TCV/TFA: 15.29					

X	Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS							
			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			GROUP A 30/FF	110.00	503.00	1.0000	1.0000	30	100	3,300
			110 Actual Front Feet, 1.27 Total Acres						Total Est. Land Value =	3,300

Tax Description	X	Public Improvements	Land Improvement Cost Estimates					
			Description	Rate	Size	% Good	Cash Value	
. SEC 21 T22N R8W LOT 4 CLAM RIVER WOODS & RAPIDS.	X	Dirt Road	D/W/P: 3.5 Concrete	4.39	720	0	0	
	X	Gravel Road	Wood Frame	19.43	80	50	777	
	X	Paved Road	Total Estimated Land Improvements True Cash Value =				777	
	X	Storm Sewer						
	X	Sidewalk						
	X	Water						
	X	Sewer						
	X	Electric						
	X	Gas						
	X	Curb						
	X	Street Lights						
	X	Standard Utilities						
	X	Underground Utils.						

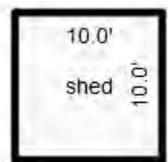
Comments/Influences	Topography of Site
	Level
	X Rolling
	X Low
	High
	Landscaped
	Swamp
	X Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	1,700	3,300	5,000			5,000S
2018	1,700	3,200	4,900			4,900S
2017	1,700	3,200	4,900			4,900S
2016	2,200	3,500	5,700			5,332C

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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.
		33,000	11/01/1994	WD	Download	291:752		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
3611 S LACHANCE RD			REPAIR	06/14/2018	2018-0248	100%
Owner's Name/Address	P.R.E. 100% 07/25/1994					
ADKINS BRENDA M 3611 LACHANCE RD LAKE CITY MI 49651	MAP #: 2019 Est TCV 73,075 TCV/TFA: 70.26					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS							
. SEC 21 T22N R8W LOT 5 CLAM RIVER WOODS & RAPIDS.			* Factors *							
Comments/Influences			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value

			GROUP A 30/FF	110.00	503.00	1.0000	1.0000	30	100	3,300	
			110 Actual Front Feet, 1.27 Total Acres							Total Est. Land Value =	3,300

Land Improvement Cost Estimates			Description	Rate	Size	% Good	Cash Value	
X	Dirt Road		Fencing: Wd, Solid, 6 ft.	23.44	408	25	2,391	
X	Gravel Road		D/W/P: 3.5 Concrete	5.00	527	0	0	
X	Paved Road		Wood Frame	17.64	336	50	2,963	
X	Storm Sewer		Wood Frame	17.13	700	25	2,998	
X	Sidewalk		Residential Local Cost Land Improvements					
X	Water		Description	Rate	Size	% Good	Cash Value	
X	Sewer		LAND IMPROVE 1000	1,000.00	1	100	1,000	
X	Electric		Total Estimated Land Improvements True Cash Value =					9,352
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	1,700	34,800	36,500			24,060C
X	Rolling		2018	1,700	33,200	34,900			23,497C
X	Low		2017	1,700	31,000	32,700			23,014C
X	High		2016	2,200	28,700	30,900			22,809C
X	Landscaped								
X	Swamp								
X	Wooded								
X	Pond								
X	Waterfront								
X	Ravine								
X	Wetland								
X	Flood Plain								



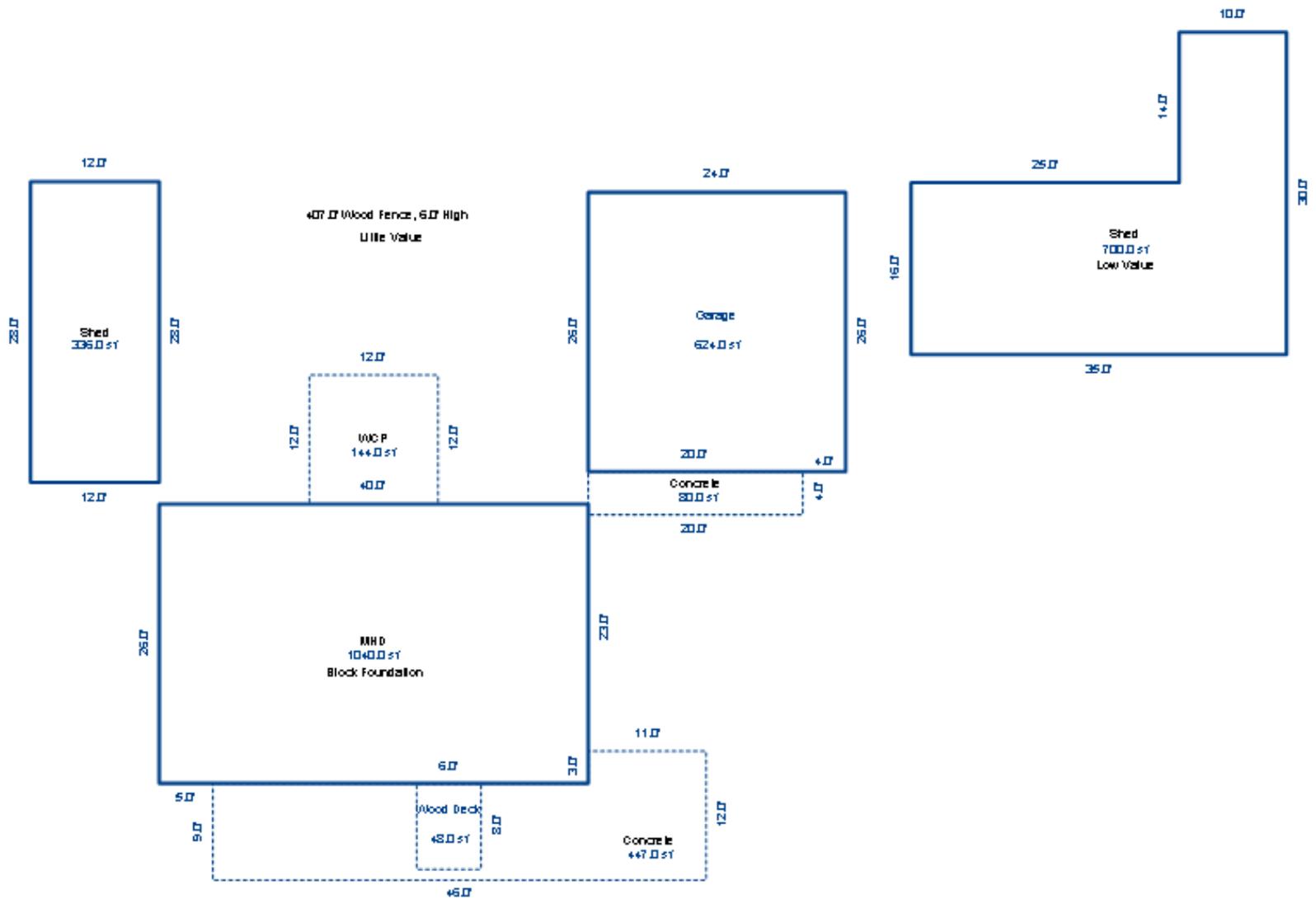
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	10/10/2018	INSPECTED	2018	1,700	33,200	34,900			23,497C
TPC	12/27/2017	INSPECTED	2017	1,700	31,000	32,700			23,014C
TPC	12/02/2013	INSPECTED	2016	2,200	28,700	30,900			22,809C

*** 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 144	Type WCP (1 Story) 48 Treated Wood	Year Built: ? 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: 624 % 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 1986	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			Class: C Effec. Age: 30 Floor Area: 1,040 Total Base New : 143,866 Total Depr Cost: 100,705 Estimated T.C.V: 60,423			E.C.F. X 0.600		Bsmnt Garage: Carport Area: Roof:			
	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=70/100/100/100/70			Cls C		Blt 1986			
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick						X	Ex.		Ord.		Min	Building Areas					
X	Insulation	(7) Excavation		No. of Elec. Outlets			Many			X	Ave.		Few	Stories Exterior Foundation Size Cost New Depr. Cost				
(2) Windows	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1040 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			1	Average Fixture(s)	1 Story Siding Crawl Space 1,040			Total: 104,936 73,455			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(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			Other Additions/Adjustments			Plumbing			Average Fixture(s) 1 1,120 784 3 Fixture Bath 1 3,525 2,467					
(3) Roof	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(9) Basement Finish		Water/Sewer			Water/Sewer			1000 Gal Septic Water Well, 50 Feet			Porches			WCP (1 Story) 144 4,836 3,385		
X	Gable Hip Flat	Gambrel Mansard Shed		(14) Water/Sewer			Deck			Treated Wood 48 1,313 919			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		
X	Asphalt Shingle	Chimney: Metal		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages			Base Cost 624 19,893 13,925 Door Opener 1 415 290			Built-Ins			Appliance Allow. 1 2,099 1,469		
				Lump Sum Items:			Notes: 1986 FAIRMONT MHD			Totals: 143,866 100,705			ECF (409 - RURAL SUBS) 0.600 => TCVC: 60,423					

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



Owner didn't want measuring/pictures behind home

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUNNERSON GORDON C	WANNE EDWARD H & EDITH &	0	02/27/2018	WD	Arms Length	2018-01368		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S LACHANCE RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 7,560					

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

Tax Description	X		GROUP A 30/FF	252.00	803.81	1.0000	1.0000	30	100	7,560
. SEC 21 T22N R8W LOT 6 EXC W 200 FT OF S 250 FT THEREOF. CLAM RIVER WOODS & RAPIDS.			252 Actual Front Feet, 4.65 Total Acres		Total Est. Land Value =					7,560

Comments/Influences	X		Dirt Road							
HAS HIGH PREASSURE GAS LINCCE THRU PROPERTY	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	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	2019	3,800	0	3,800			3,800S
	X	2018	3,800	0	3,800			2,197C
	X	2017	3,800	0	3,800			2,152C
	X	2016	5,000	0	5,000			2,133C



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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				
3591 S LACHANCE RD		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
BALDWIN TIMOTHY E 8085 CONSTITUTION BLVD CADILLAC MI 49601		MAP #:		2019 Est TCV 13,502 TCV/TFA: 14.80								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS								
. SEC 21 T22N R8W W 200 FT OF S 250 FT OF LOT 6 CLAM RIVER WOODS & RAPIDS.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road	<Site Value A> RURAL LOTS		5000	100					5,000
		X	Paved Road	250 Actual Front Feet, 1.15 Total Acres		Total Est. Land Value =						5,000
		X	Storm Sewer	Land Improvement Cost Estimates								
		X	Sidewalk	Description	Rate	Size	% Good	Cash Value				
		X	Water	Wood Frame	15.84	160	46	1,166				
		X	Sewer	Total Estimated Land Improvements True Cash Value =								1,166
		X	Electric									
		X	Gas									
			Curb									
			Street Lights									
			Standard Utilities									
		X	Underground Utils.									
		Topography of Site										
		X	Level									
		X	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	2,500	4,300	6,800			6,800S	
		TPC 12/27/2017 INSPECTED			2018	2,500	4,300	6,800			6,800S	
		TPC 12/02/2013 INSPECTED			2017	2,500	4,300	6,800			6,800S	
					2016	3,500	4,700	8,200			7,321C	

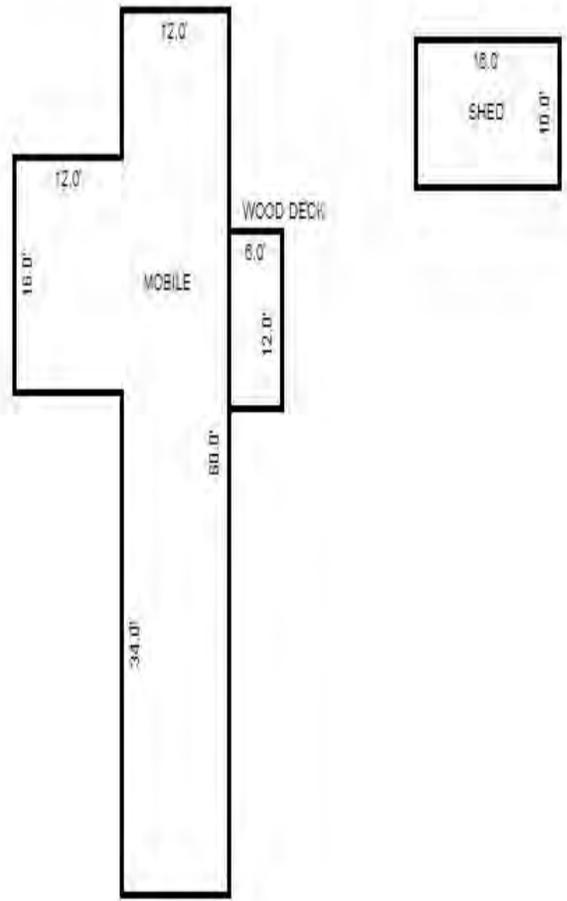


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*** Information herein deemed reliable but not guaranteed***

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	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 72	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:			
	Mobile Home			Wood Frame	Drywall Paneled	Plaster Wood T&G	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump								Class: Low Effec. Age: 45 Floor Area: Total Base New : 41,920 Total Depr Cost: 14,671 Estimated T.C.V: 7,336
Town Home		(4) Interior		Trim & Decoration			Central Air Wood Furnace								
Duplex		Ex X Ord Min		Size of Closets			(12) Electric								
A-Frame		Lg X Ord Small		Doors Solid X H.C.			0 Amps Service								
HUD		(5) Floors		Kitchen: Other: Other:			No./Qual. of Fixtures								
Yr Built 1970		Remodeled 0		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Ex. X Ord. Min								
Condition: Average		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few								
Room List		(7) Excavation		(13) Plumbing			Average Fixture(s)								
Basement		Basement: 0 S.F.		1			3 Fixture Bath								
1st Floor		Crawl: 0 S.F.		2			2 Fixture Bath								
2nd Floor		Slab: 0 S.F.		3			Softener, Auto								
Bedrooms		Height to Joists: 0.0		4			Softener, Manual								
(1) Exterior		(8) Basement		5			Solar Water Heat								
Wood/Shingle		Conc. Block		6			No Plumbing								
Aluminum/Vinyl		Poured Conc.		7			Extra Toilet								
Brick		Stone		8			Extra Sink								
Insulation		Treated Wood		9			Separate Shower								
(2) Windows		Concrete Floor		10			Ceramic Tile Floor								
Many Avg. X Large Avg. Small		(9) Basement Finish		11			Ceramic Tile Wains								
Wood Sash		Recreation SF		12			Ceramic Tub Alcove								
Metal Sash		Living SF		13			Vent Fan								
Vinyl Sash		Walkout Doors		14			(14) Water/Sewer								
Double Hung		No Floor SF		15			Public Water								
Horiz. Slide		(10) Floor Support		16			Public Sewer								
Casement		Joists:		17			Water Well								
Double Glass		Unsupported Len:		18			1000 Gal Septic								
Patio Doors		Cntr.Sup:		19			2000 Gal Septic								
Storms & Screens		Lump Sum Items:		20											
(3) Roof		Chimney: Metal		21											
Gable				22											
Hip				23											
Flat				24											
Asphalt Shingle				25											
				26											
				27											
				28											
				29											
				30											
				31											
				32											
				33											
				34											
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				48											
				49											
				50											

*** 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.
OLSON VICTORIA K	RICHARDS BRIAN S	30,000	11/03/2011	WD	WARRANTY DEED	2011-03427	PTA	100.0
OLSON VICTORIA K	RICHARDS BRIAN S	30,000	08/25/2008	LC	LAND CONTRACT	NOT RECORDED		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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9910 W LOTAN 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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RICHARDS BRIAN S 9910 W LOTAN RD LAKE CITY MI 49651	2019 Est TCV 53,335 TCV/TFA: 43.86					
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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
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	<Site Value B>	050,250				4500	100		4,500
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	100 Actual Front Feet,	2.60 Total Acres				Total Est.	Land Value =		4,500
--	------------------------	------------------	--	--	--	------------	--------------	--	-------

Tax Description	X	Dirt Road							
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. SEC 21 T22N R8W LOT 7 CLAM RIVER WOODS & RAPIDS.	X	Gravel Road							
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Comments/Influences	X	Paved Road							
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	X	Storm Sewer							
--	---	-------------	--	--	--	--	--	--	--

		Sidewalk							
--	--	----------	--	--	--	--	--	--	--

		Water							
--	--	-------	--	--	--	--	--	--	--

		Sewer							
--	--	-------	--	--	--	--	--	--	--

	X	Electric							
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		Gas							
--	--	-----	--	--	--	--	--	--	--

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

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

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

	X	Underground Utils.							
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		Topography of Site							
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	X	Level							
--	---	-------	--	--	--	--	--	--	--

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

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

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

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

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

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

		Pond							
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		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	2,300	24,400	26,700	16,983C
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	TPC 12/27/2017 INSPECTED			2018	2,300	20,100	22,400	16,585C
--	--------------------------	--	--	------	-------	--------	--------	---------

	TPC 05/25/2015 INSPECTED			2017	2,300	18,600	20,900	16,244C
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				2016	2,300	17,100	19,400	16,100C
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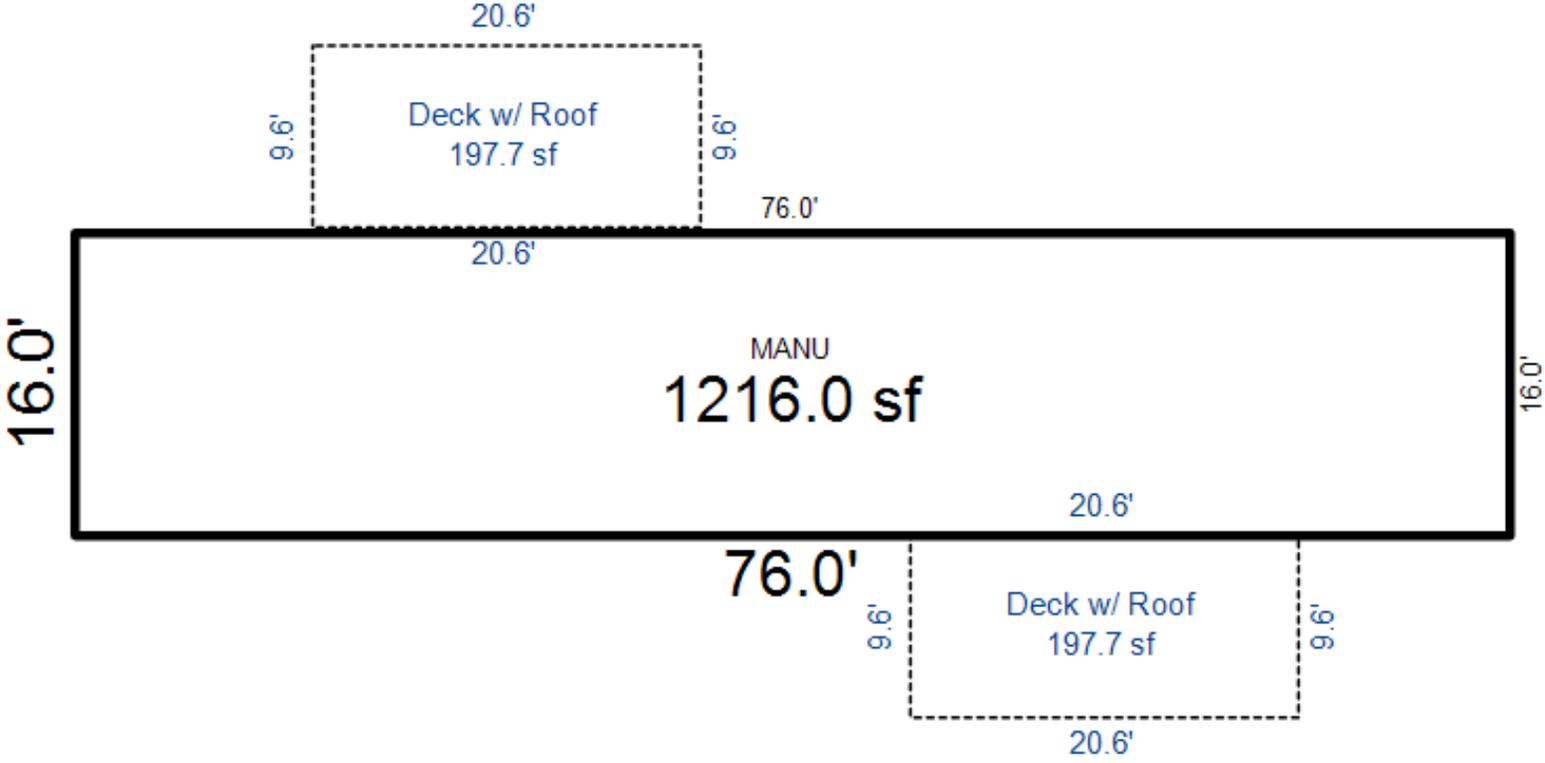
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*** Information herein deemed reliable but not guaranteed***

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	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 197 197	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		(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: BOCA/STATE		Trim & Decoration																																	
Yr Built 1992	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 150 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: 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																														
(3) Roof		(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 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:																															
X	Asphalt Shingle	(9) Basement Finish																																	
Chimney: Metal		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 BOCA/STATE (11) Heating System: Forced Air w/ Ducts Ground Area = 1216 SF Floor Area = 1216 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=77/100/100/100/77 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>1,216</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>90,465</td> <td>69,657</td> </tr> </tbody> </table> Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 3,235 2,491 Water Well, 50 Feet 1 1,895 1,459 Deck Treated Wood w/Roof (Deck Portion) 197 2,973 2,289 Treated Wood w/Roof (Roof portion) 197 2,082 1,603 Treated Wood w/Roof (Deck Portion) 197 2,973 2,289 Treated Wood w/Roof (Roof portion) 197 2,082 1,603 Totals: 105,705 81,391												Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Piers	1,216			Total:				90,465	69,657	Class: D Effec. Age: 23 Floor Area: 1,216 Total Base New : 105,705 Total Depr Cost: 81,391 Estimated T.C.V: 48,835		E.C.F. X 0.600		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																														
1 Story	Siding	Piers	1,216																																
Total:				90,465	69,657																														
Notes: ECF (409 - RURAL SUBS) 0.600 => TCV: 48,835																																			

*** 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.
BRUCE TRUST 50% & DAIRE T	NEREM JEFFREY A (SM)	0	12/03/2009	OTH	Not Qualified	2009/4117		0.0
RENDON BRUCE R & RENDON (NEREM JEFFREY A	80,000	11/11/2009	LC	Arms Length	2009/3869		100.0
RENDON BRUCE R & DAIRE L	RENDON BRUCE TRUST & *	0	05/30/2007	WD	Not Qualified	2007/2388		0.0
LICHON		76,000	11/01/2000	WD	Download	00-0:1302		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
9890 W LOTAN RD						
School: LAKE CITY - 57020						
P.R.E. 100% 05/01/2010						
Owner's Name/Address	MAP #:					
NEREM JEFFREY A 9890 W LOTAN RD LAKE CITY MI 49651	2019 Est TCV 86,902 TCV/TFA: 82.29					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS			
			Description	Frontage	Depth	Rate %Adj. Reason
. SEC 21 T22N R8W LOT 8 CLAM RIVER WOODS & RAPIDS.	X		* Factors *			
			<Site Value B> 050,250			4500 100

Comments/Influences	X	Description	Land Improvement Cost Estimates			
			Rate	Size % Good	Cash Value	
	X	Dirt Road				
		Gravel Road				
	X	Paved Road				
		Storm Sewer				
	X	Sidewalk				
		Water				
	X	Sewer				
		Electric				
	X	Gas				
		Curb				
	X	Street Lights				
		Standard Utilities				
	X	Underground Utils.				

Topography of Site	X	Description	Rate	Size % Good	Cash Value
	X	D/W/P: 4in Ren. Conc.	5.57	310 0	0
	X	LAND IMPROVE 1000	1,000.00	1 95	950
		Total Estimated Land Improvements True Cash Value =			

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	2,300	41,200	43,500			35,579C
2018	2,300	36,600	38,900			34,746C
2017	2,300	34,600	36,900			34,032C
2016	2,300	34,400	36,700			33,729C

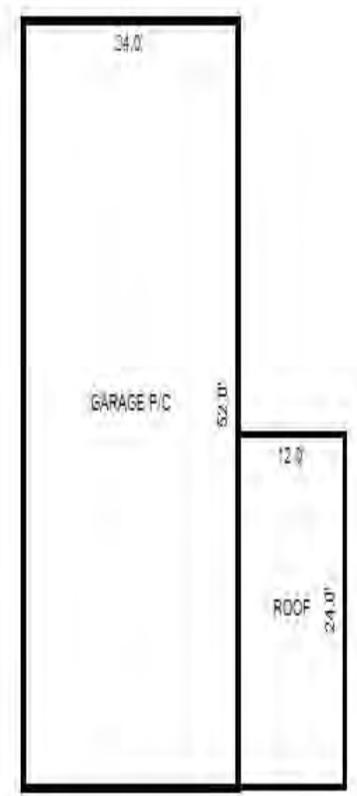
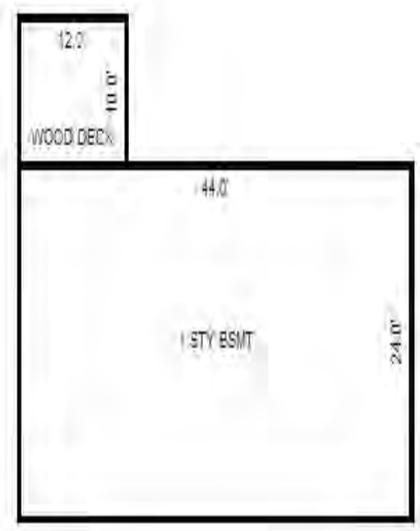


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*** Information herein deemed reliable but not guaranteed***

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 120 288	Type Treated Wood Roof Cover Onl	Year Built: 1983 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: 1248 % 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										
Building Style: 1S		Trim & Decoration													
Yr Built 1972	Remodeled 0	Ex	X Ord	Min	Size of Closets										
Condition: Average		X Lg	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											
X	Wood/Shingle Aluminum/Vinyl Brick	X	Tile	Ex.	X Ord.	Min	No. of Elec. Outlets								
Insulation		(7) Excavation		Many			X Ave.	Few							
(2) Windows		(8) Basement		(13) Plumbing											
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											
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	(14) Water/Sewer											
(3) Roof		(9) Basement Finish		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic											
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF	(10) Floor Support											
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:											
Chimney: Block															
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1056 SF Floor Area = 1056 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas										Cls CD		Blt 1972			
Stories Exterior Foundation Size Cost New Depr. Cost															
1 Story Siding Basement 1,056										Total:		107,234 69,702			
Other Additions/Adjustments															
Plumbing															
Average Fixture(s)										1		933 606			
Water/Sewer															
1000 Gal Septic										1		3,453 2,244			
Water Well, 50 Feet										1		1,962 1,275			
Deck															
Treated Wood										120		2,185 1,420			
w/Roof (Roof portion)										288		3,082 2,003			
Built-Ins															
Appliance Allow.										1		1,467 954			
Fireplaces															
Wood Stove										1		1,630 1,059			
Garages															
Class: CD Exterior: Pole (Unfinished)															
Base Cost										1248		20,455 13,296			
Totals:										142,401		92,559			
Notes:															
ECF (409 - RURAL SUBS) 0.880 => TCv:												81,452			

*** 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.
LUMBERT LYLE D (LE ETAL)	LUMBERT WADE	0	11/20/2005	OTH	Not Qualified	05-0/4593		100.0
LUMBERT LYLE LE	LUMBERT LYLE D (LE ETAL)	0	06/15/2005	WD	Not Qualified	05-0/2369		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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W LOTAN RD	School: LAKE CITY - 57020					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
LUMBERT WADE 1676 S ROME ST GILBERT AZ 85295	2019 Est TCV 4,500

Improved	X	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 B>	050,250				4500	100		4,500
	100 Actual Front Feet,			2.81 Total Acres				Total Est. Land Value =	4,500

Tax Description	X	Value
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. SEC 21 T22N R8W LOT 9 CLAM RIVER WOODS & RAPIDS.	X	
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Comments/Influences	X	Value
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	X	
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	X	
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	X	
--	---	--

Topography of Site	X	Value
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Level	X	
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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	X	
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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	2,300	0	2,300			2,300S
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2018	2,300	0	2,300			2,277C
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2017	2,300	0	2,300			2,231C
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2016	2,300	0	2,300			2,212C
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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.
LUMBERT LYLE D (LE ETAL)	LUMBERT WADE	0	11/20/2005	OTH	Not Qualified	05-0/4593		100.0
LUMBERT LYLE LE	LUMBERT LYLE D (LE ETAL)	0	06/15/2005	WD	Not Qualified	05-0/2369		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
9870 W LOTAN RD			Demolition/Removal	05/01/2006	20060079	100%

Owner's Name/Address	MAP #:	2019 Est TCV	TCV/TFA
LUMBERT WADE 1676 S ROME ST GILBERT AZ 85295		22,211	0.00

X	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 B>	050,250			4500 100	4,500	
			100 Actual Front Feet, 2.83 Total Acres					Total Est. Land Value =	4,500

Tax Description
. SEC 21 T22N R8W LOT 10 CLAM RIVER WOODS & RAPIDS.
Comments/Influences

- X Dirt Road
- 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.

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



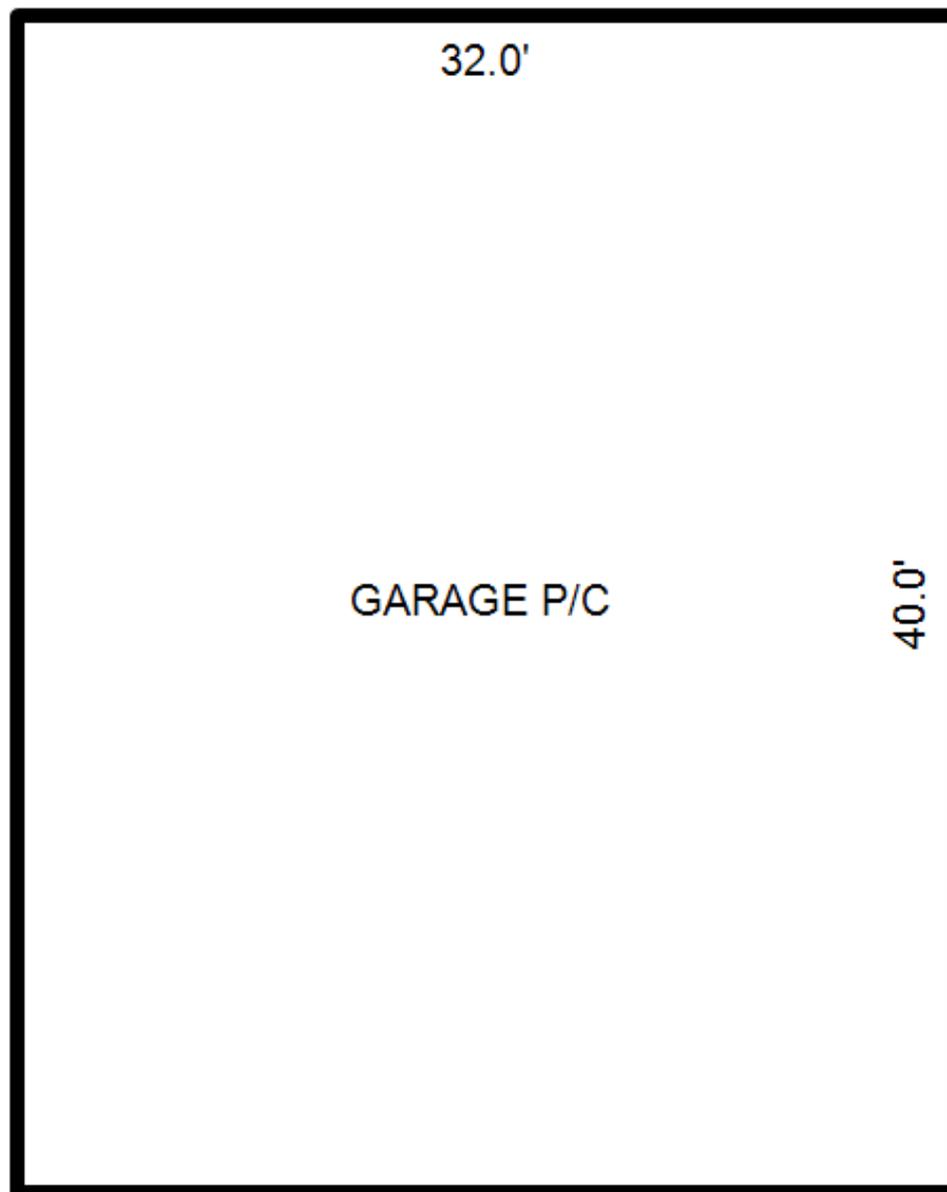
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	2,300	8,800	11,100			9,673C
2018	2,300	10,300	12,600			9,447C
2017	2,300	9,700	12,000			9,253C
2016	2,300	9,100	11,400			9,171C

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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: 2000 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1280 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
	Mobile Home			Wood Frame	Drywall Paneled	Plaster Wood T&G									
	Town Home	(4) Interior		Trim & Decoration			Cost Est. for Res. Bldg: 1 Single Family GRG			Cls D		Blt 2000			
	Duplex			Ex X Ord Min			No. of Elec. Outlets			Ground Area = 0 SF Floor Area = 0 SF.					
	A-Frame			Size of Closets			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Building Areas					
				Lg X Ord Small			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost					
				Doors Solid X H.C.			Average Fixture(s)			Water/Sewer					
				(5) Floors			1			1000 Gal Septic		1 3,235		2,750	
				Kitchen: Other: Other:			3 Fixture Bath			Water Well, 50 Feet		1 1,895		1,611	
				(6) Ceilings			2 Fixture Bath			Garages					
				Basement: Other: Other:			Softener, Auto			Class: D Exterior: Pole (Unfinished)					
				Basement: Crawl: Slab: Height to Joists:			Softener, Manual			Base Cost		1280 18,547		15,765	
				(7) Excavation			Solar Water Heat			Totals:		23,677		20,126	
				Basement: Crawl: Slab: Height to Joists:			No Plumbing			Notes:					
				(8) Basement			Extra Toilet			ECF (409 - RURAL SUBS) 0.880 => TCVC				17,711	
				Basement: Crawl: Slab: Height to Joists:			Extra Sink								
				(9) Basement Finish			Separate Shower								
				Recreation SF Living SF Walkout Doors No Floor SF			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
				(10) Floor Support			(14) Water/Sewer								
				Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic								
				Asphalt Shingle			Lump Sum Items:								
				Chimney:											

*** 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.
WOOD RHONDA LEE	WOOD JACK H & RHONDA L	1	08/01/2011	QC	QUIT CLAIM	2011-02405		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
9850 W LOTAN RD						
	School: LAKE CITY - 57020					
	P.R.E. 100% 07/25/1994					
Owner's Name/Address	MAP #:					
WOOD JACK H & RHONDA L 9850 LOTAN ROAD LAKE CITY MI 49651	2019 Est TCV 97,542 TCV/TFA: 82.94					

	X 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 B> 050,250				4500 100	4,500	
			100 Actual Front Feet, 2.75 Total Acres					Total Est. Land Value =	4,500

Tax Description		Dirt Road					
. SEC 21 T22N R8W LOT 11 CLAM RIVER WOODS & RAPIDS.	X	Gravel Road					
Comments/Influences		Paved Road					
		Storm Sewer					
		Sidewalk					
		Water					
		Sewer					
	X	Electric					
		Gas					
		Curb					
		Street Lights					
		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	2,300	46,500	48,800			36,332C
2018	2,300	41,200	43,500			35,481C
2017	2,300	39,100	41,400			34,752C
2016	2,300	38,800	41,100			34,443C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		15,000	03/01/1996	WD	Download	302:543		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
W LOTAN RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
WOOD JACK & RHONDA 9850 W LOTAN ROAD LAKE CITY MI 49651	MAP #:	2019 Est TCV 15,668 TCV/TFA: 0.00				

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS					
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason
. SEC 21 T22N R8W LOT 12 CLAM RIVER WOODS & RAPIDS.	X		<Site Value B> 050,250				4500 100	4,500
Comments/Influences			100 Actual Front Feet, 2.54 Total Acres Total Est. Land Value = 4,500					

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	924	0	0
Residential Local Cost Land Improvements				
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value = 950				

Topography of Site	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	X	2019	2,300	5,500	7,800			7,800S
Rolling		2018	2,300	6,600	8,900			7,787C
Low		2017	2,300	6,300	8,600			7,627C
High		2016	2,300	5,900	8,200			7,559C
Landscaped								
Swamp								
Wooded	X							
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: 1997 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: 480 % 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	
	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 1997	Lg Ord Small			Many Ave. Few		(13) Plumbing								
	Remodeled 0	Doors Solid H.C.			Average Fixture(s)		1								
	Condition: Average	(5) Floors			3 Fixture Bath		2								
	Room List	Kitchen: Other: Other:			Softener, Auto		Softener, Manual								
	Basement	(6) Ceilings			Solar Water Heat		No Plumbing								
	1st Floor	Basement: 0 S.F.			Extra Toilet		Extra Sink								
	2nd Floor	Crawl: 0 S.F.			Extra Toilet		Separate Shower								
	Bedrooms	Slab: 0 S.F.			Extra Sink		Ceramic Tile Floor								
	(1) Exterior	Height to Joists: 0.0			Separate Shower		Ceramic Tile Wains								
	Wood/Shingle	(8) Basement			Ceramic Tub Alcove		Vent Fan								
	Aluminum/Vinyl	Conc. Block			(14) Water/Sewer		Public Water								
	Brick	Poured Conc.			Public Sewer		Water Well								
	Insulation	Stone			1		1000 Gal Septic								
	(2) Windows	Treated Wood			2		2000 Gal Septic								
	Many Avg. Few	Concrete Floor			Lump Sum Items:										
	Large Avg. Small	(9) Basement Finish													
	Wood Sash	Recreation SF													
	Metal Sash	Living SF													
	Vinyl Sash	Walkout Doors													
	Double Hung	No Floor SF													
	Horiz. Slide	(10) Floor Support													
	Casement	Joists:													
	Double Glass	Unsupported Len:													
	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.
CAVERLY SHARON K	LOTAN ONE LLC	0	01/02/2013	PTA	RELATED PARTY	PTA	PTA	0.0
LOTAN ONE LLC	CAVERLY SHARON K	1	11/13/2012	QC	QUIT CLAIM	2012-03892		100.0
MEYERING SHARON K	LOTAN ONE LLC	0	10/19/2010	QC	RELATED PARTY	2010-4739QC	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
9790 W LOTAN RD						
School: LAKE CITY - 57020						
P.R.E. 0%						
MAP #:						
2019 Est TCV 96,652 TCV/TFA: 92.93						

Owner's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS					
LOTAN ONE LLC PO BOX 463 CADILLAC MI 49601								
	Public Improvements		* Factors *					
			Description	Frontage	Depth	Rate %Adj.	Reason	Value
			<Site Value B> 050,250			4500 100		4,500
			100 Actual Front Feet, 2.54 Total Acres Total Est. Land Value =					4,500

Tax Description	X	Description	Rate	Size % Good	Cash Value
. SEC 21 T22N R8W LOT 13 CLAM RIVER WOODS & RAPIDS.		Dirt Road			
		Gravel Road			
		Paved Road			
		Storm Sewer			
		Sidewalk			
		Water			
		Sewer	6.21	600 0	0
		Electric			
		Gas			
		Curb			
		Street Lights			
		Standard Utilities			
		Underground Utils.			

Comments/Influences	X	Description	Rate	Size % Good	Cash Value
		Land Improvement Cost Estimates			
		Residential Local Cost Land Improvements			
		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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	2,300	46,000	48,300			38,591C
2018	2,300	44,200	46,500			37,687C
2017	2,300	41,600	43,900			36,912C
2016	2,300	39,200	41,500			36,583C

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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: 1998 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: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G							16	CCP (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			Class: C -5 Effec. Age: 25 Floor Area: 1,040 Total Base New : 138,178 Total Depr Cost: 103,639 Estimated T.C.V: 91,202			E.C.F. X 0.880		Bsmnt Garage: Carport Area: Roof:				
Yr Built 1983	Remodeled 0	Ex	X	Ord		Min	Central Air Wood Furnace									
Condition: Average		Lg	X	Ord		Small	(12) Electric									
Room List		Doors		Solid	X	H.C.	200 Amps Service									
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Other:			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C -5 Blt 1983			
(1) Exterior		X	Drywall				Ex.	X	Ord.		Min	Building Areas				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	No. of Elec. Outlets		Basement: 1040 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many	X	Ave.		Few	Stories Exterior Foundation Size Cost New Depr. Cost				
(2) Windows		(7) Excavation		(8) Basement			(13) Plumbing			1 Story Siding Basement 1,040			Total: 113,566 85,181			
X	Many Avg. X Few	Large Avg. X Small		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			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	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			(14) Water/Sewer			Plumbing						
(3) Roof		(10) Floor Support		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Water/Sewer			Average Fixture(s) 1 1,120 840						
X	Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:			Solar Water Heat 1000 Gal Septic Water Well, 100 Feet			Water/Sewer						
X	Asphalt Shingle	Chimney:					Garages			Average Fixture(s) 1 3,691 2,768						
							Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Solar Water Heat 1000 Gal Septic Water Well, 100 Feet						
							Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages						
							Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Class: C Exterior: Pole (Unfinished) Base Cost 576 12,684 9,513						
							Ceramic Tub Alcove Vent Fan			Built-Ins						
							Vent Fan			Appliance Allow. 1 2,099 1,574						
										Porches						
										CCP (1 Story) 16 611 458						
										Totals: 138,178 103,639						
										Notes:						
										ECF (409 - RURAL SUBS) 0.880 => TCV: 91,202						

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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.

Property Address: 9790 W LOTAN 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: MEYERING SHARON K
 PO BOX 463
 CADILLAC MI 49601
 2019 Est TCV 4,500

2019 Est TCV 4,500

Improved X 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 B> 050,250 4500 100 4,500
 100 Actual Front Feet, 2.36 Total Acres Total Est. Land Value = 4,500

Tax Description: . SEC 21 T22N R8W LOT 14 CLAM RIVER WOODS & RAPIDS.

Comments/Influences

- X Dirt Road
- 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.

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	2,300	0	2,300			1,689C
2018	2,300	0	2,300			1,650C
2017	2,300	0	2,300			1,617C
2016	2,300	0	2,300			1,603C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
ATEN EDWARD J & ROBIN (H/	ROMATZ PHILIP E & AMANDA	86,920	07/06/2006	WD	Multiple Reference	06-0/2492		100.0									
CITIFINANCIAL MORTGAGE CO	ATEN EDWARD J (MM)	62,000	04/04/2006	OTH	Not Qualified	06-0/1371		100.0									
	CITIFINANCIAL MORTGAGE CO	0	05/26/2005	OTH	Not Qualified			0.0									
MISSAUKEE CO CLERK	CITIFINANCIAL MORTGAGE CO	0	05/13/2005	OTH	Not Qualified	05-0/1895		0.0									
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status							
W LOTAN RD		School: LAKE CITY - 57020															
Owner's Name/Address		P.R.E. 100% 07/06/2006															
ROMATZ PHILIP E & AMANDA K 9730 W LOTAN ROAD LAKE CITY MI 49651		MAP #:															
		2019 Est TCV 17,691 TCV/TFA: 0.00															
Taxpayer's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table Res 8.RURAL SUBS											
ROMATZ PHILIP E & AMANDA K 9730 W LOTAN ROAD LAKE CITY MI 49651		X				* Factors *											
Tax Description		Dirt Road				Description Frontage Depth Front Depth Rate %Adj. Reason				Value							
. SEC 21 T22N R8W LOT 15 CLAM RIVER WOODS & RAPIDS.		Gravel Road				<Site Value B> 050,250				4,500							
Comments/Influences		Paved Road				100 Actual Front Feet, 2.32 Total Acres		Total Est. Land Value =		4,500							
		Storm Sewer				Land Improvement Cost Estimates											
		Sidewalk				Description		Rate		Size % Good	Cash Value						
		Water				Fencing: Wd, Solid, 6 ft.		20.40		25	0	0					
		Sewer				D/W/P: 3.5 Concrete		4.39		480	0	0					
		X Electric				Residential Local Cost Land Improvements											
		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 =					950						
		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				
		Who		When		What		2019		2,300		6,500		8,800		7,643C	
		TPC 12/27/2017		INSPECTED				2018		2,300		6,800		9,100		7,464C	
		TPC 05/25/2015		INSPECTED				2017		2,300		6,400		8,700		7,311C	
		TPC 12/02/2013		INSPECTED				2016		2,300		6,000		8,300		7,246C	



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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	Gas	Oil	Elec.	Appliance Allow.		Interior 1 Story	Area	Type	Year Built: 1992																							
	Mobile Home		Insulation	Wood	Coal	Steam										Cook Top	Interior 2 Story			Car Capacity:															
	Town Home	0	Front Overhang	Forced Air w/o Ducts			Dishwasher		2nd/Same Stack			Class: D																							
	Duplex	0	Other Overhang	Forced Air w/ Ducts			Garbage Disposal		Two Sided			Exterior: Pole																							
	A-Frame	(4) Interior		Forced Hot Water			Bath Heater		Exterior 1 Story			Brick Ven.: 0																							
	Wood Frame		Drywall	Electric Baseboard			Vent Fan		Exterior 2 Story			Stone Ven.: 0																							
			Paneled	Elec. Ceil. Radiant			Hot Tub		Prefab 1 Story			Common Wall: Detache																							
			Plaster	Elec. Radiant (in-floor)			Unvented Hood		Prefab 2 Story			Foundation: 18 Inch																							
			Wood T&G	Electric Wall Heat			Vented Hood		Heat Circulator			Finished?:																							
Building Style: GRG		Trim & Decoration		Space Heater			Intercom		Raised Hearth			Auto. Doors: 0																							
		Ex	Ord	Min	Wall/Floor Furnace			Jacuzzi Tub		Wood Stove		Mech. Doors: 2																							
Yr Built	Remodeled	Size of Closets		Forced Heat & Cool			Jacuzzi repl.Tub		Direct-Vented Ga			Area: 1200																							
1992 GAR	0	Lg	Ord	Small	Heat Pump			Oven		Class: CD		% Good: 0																							
Condition: Average		Doors	Solid	H.C.	X No Heating/Cooling			Microwave		Effec. Age: 20		Storage Area: 0																							
Room List		(5) Floors		Central Air			Standard Range		Floor Area: 0			No Conc. Floor: 0																							
	Basement	Kitchen:		Wood Furnace			Self Clean Range		Total Base New : 17,388		E.C.F.																								
	1st Floor	Other:		(12) Electric			Sauna		Total Depr Cost: 13,910		X 0.880																								
	2nd Floor	Other:		0 Amps Service			Trash Compactor		Estimated T.C.V: 12,241																										
	Bedrooms	(6) Ceilings		No./Qual. of Fixtures			Central Vacuum																												
(1) Exterior				Ex. Ord. Min			Security System																												
	Wood/Shingle			No. of Elec. Outlets																															
	Aluminum/Vinyl			Many Ave. Few																															
	Brick	(7) Excavation		(13) Plumbing																															
	Insulation	Basement: 0 S.F.		Average Fixture(s)																															
(2) Windows		Crawl: 0 S.F.		1 3 Fixture Bath																															
	Many	Large	Slab: 0 S.F.		2 Fixture Bath																														
	Avg.	Avg.	Height to Joists: 0.0		Softener, Auto																														
	Few	Small	(8) Basement		Softener, Manual																														
	Wood Sash	Conc. Block		Solar Water Heat																															
	Metal Sash	Poured Conc.		No Plumbing																															
	Vinyl Sash	Stone		Extra Toilet																															
	Double Hung	Treated Wood		Extra Sink																															
	Horiz. Slide	Concrete Floor		Separate Shower																															
	Casement	(9) Basement Finish		Ceramic Tile Floor																															
	Double Glass	Recreation SF		Ceramic Tile Wains																															
	Patio Doors	Living SF		Ceramic Tub Alcove																															
	Storms & Screens	Walkout Doors		Vent Fan																															
		No Floor SF		(14) Water/Sewer																															
(3) Roof		(10) Floor Support		Public Water																															
	Gable	Gambrel	Joists:		Public Sewer																														
	Hip	Mansard	Unsupported Len:		Water Well																														
	Flat	Shed	Cntr.Sup:		1000 Gal Septic																														
	Asphalt Shingle			2000 Gal Septic																															
Chimney:				Lump Sum Items:																															
<p>Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 1992</p> <p>(11) Heating System: No Heating/Cooling</p> <p>Ground Area = 0 SF Floor Area = 0 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80</p> <table border="1"> <thead> <tr> <th>Building Areas</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> </tr> <tr> <td>Class: D Exterior: Pole (Unfinished)</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td>1200</td> <td>17,388</td> <td>13,910</td> </tr> <tr> <td>Totals:</td> <td></td> <td>17,388</td> <td>13,910</td> </tr> </tbody> </table> <p>Notes: ECF (409 - RURAL SUBS) 0.880 => TCv: 12,241</p>																Building Areas	Size	Cost New	Depr. Cost	Garages				Class: D Exterior: Pole (Unfinished)				Base Cost	1200	17,388	13,910	Totals:		17,388	13,910
Building Areas	Size	Cost New	Depr. Cost																																
Garages																																			
Class: D Exterior: Pole (Unfinished)																																			
Base Cost	1200	17,388	13,910																																
Totals:		17,388	13,910																																

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



Sketch by Ages IVT

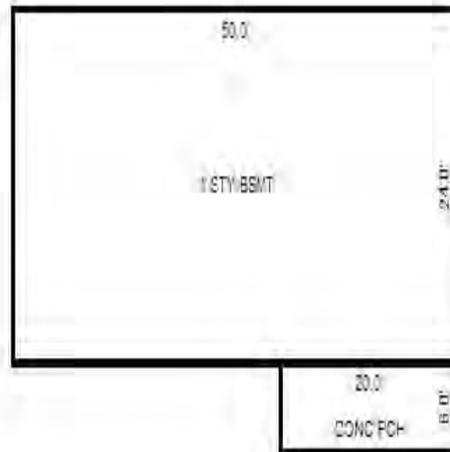
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
ATEN EDWARD J & ROBIN (H/	ROMATZ PHILIP E & AMANDA	86,920	07/06/2006	WD	Multiple Improved	06-0/2492		100.0				
CITIFINANCIAL MORTGAGE CO	ATEN EDWARD J (MM)	62,000	04/04/2006	OTH	Not Qualified	06-0/1371		100.0				
CITIFINANCIAL MORTGAGE CO		0	05/26/2005	OTH	Not Qualified			0.0				
MISSAUKEE CO CLERK	CITIFINANCIAL MORTGAGE CO	0	05/13/2005	OTH	Not Qualified	05-0/0895		0.0				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status		
9730 W LOTAN RD		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 100% 07/06/2006										
ROMATZ PHILIP E & AMANDA K 9730 W LOTAN RD LAKE CITY MI 49651		MAP #:										
		2019 Est TCV 80,189 TCV/TFA: 66.82										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS								
. SEC 21 T22N R8W LOT 16 CLAM RIVER WOODS & RAPIDS.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
REN-MOVED GRG AND PLACED ON 250-015-00		Gravel Road		<Site Value B>	050,250				4500	100		4,500
		Paved Road		100 Actual Front Feet, 2.31 Total Acres		Total Est. Land Value =						4,500
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Fencing: Wd, Solid, 6 ft.	21.86	25	0	0				
		Sewer		Residential Local Cost Land Improvements								
		Electric		Description	Rate	Size	% Good	Cash Value				
		Gas		LAND IMPROVE 1000	1,000.00	1	95	950				
		Curb		Total Estimated Land Improvements True Cash Value =								950
		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	2,300	37,800	40,100			31,926C		
		Low		2018	2,300	33,100	35,400			31,178C		
		High		2017	2,300	31,400	33,700			30,537C		
		Landscaped		2016	2,300	31,100	33,400			30,265C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC	12/27/2017	INSPECTED								
		TPC	05/25/2015	INSPECTED								
		TPC	12/02/2013	INSPECTED								



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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.

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W LOTAN RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 07/25/1994					
DEWEY BUDDY JAY & TINA MARIE 9690 W LOTAN ROAD LAKE CITY MI 49651	MAP #: 2019 Est TCV 5,450					

Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road					4500	100		4,500
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 21 T22N R8W LOT 17 CLAM RIVER WOODS & RAPIDS.
Comments/Influences



- X Land Improvement Cost Estimates
- Description
- Rate
- Size % Good
- Cash Value
- Wood Frame 15.24 520 0 0
- 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
- X Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	2,300	400	2,700			1,689C
2018	2,300	400	2,700			1,650C
2017	2,300	400	2,700			1,617C
2016	2,300	400	2,700			1,603C

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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

9690 W LOTAN RD School: LAKE CITY - 57020 P.R.E. 100% 07/25/1994

Owner's Name/Address MAP #:

DEWEY BUDDY JAY 2019 Est TCV 84,341 TCV/TFA: 45.64

9690 W LOTAN 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 B>	050,250				4500	100		4,500
100 Actual Front Feet, 2.31 Total Acres Total Est. Land Value =								4,500

Taxpayer's Name/Address Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.

DEWEY BUDDY JAY X Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	616	0	0

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

. SEC 21 T22N R8W LOT 18 CLAM RIVER WOODS & RAPIDS.

Comments/Influences



Topography of Site

X Level Rolling Low High Landscaped Swamp

X Wooded Pond Waterfront Ravine Wetland Flood Plain

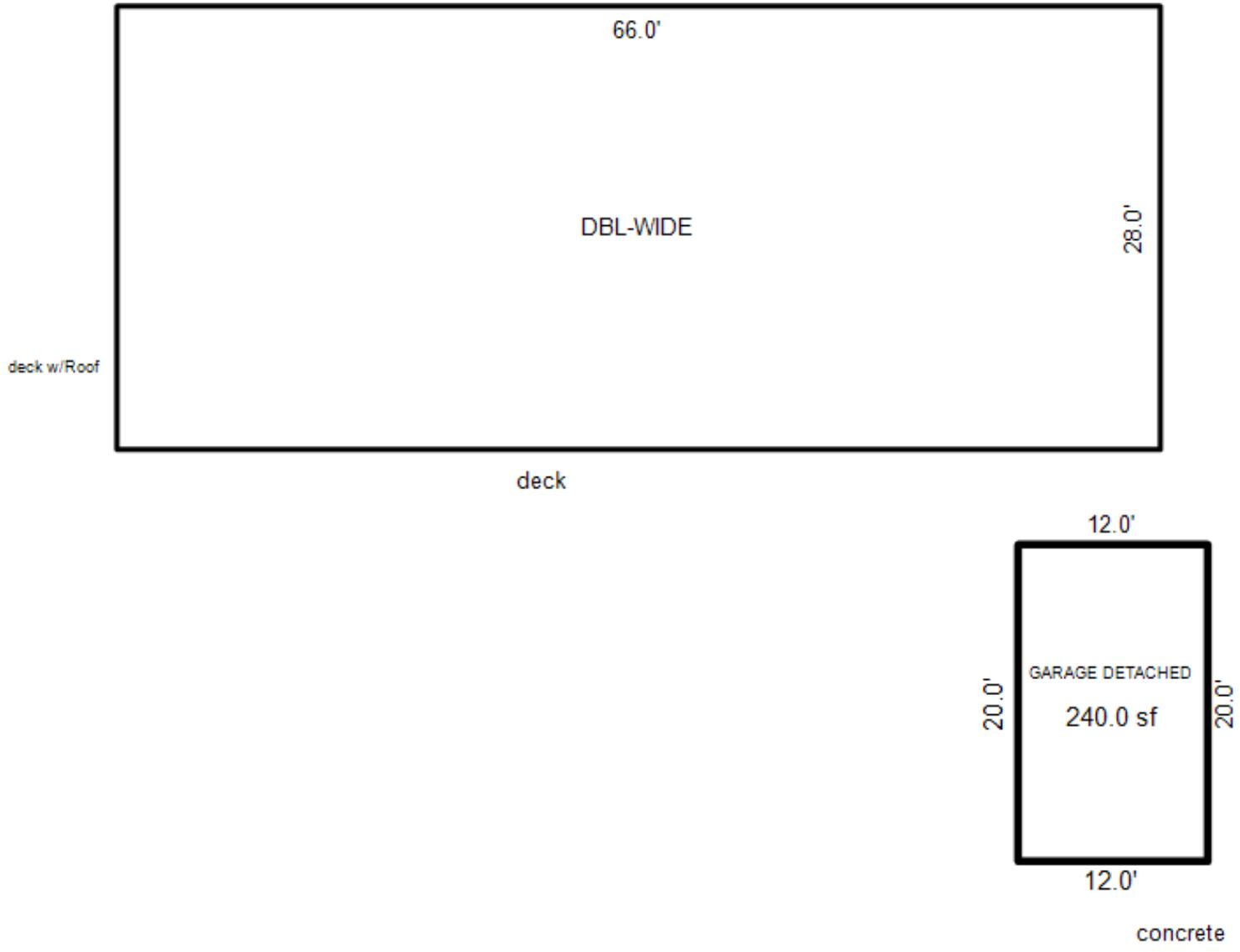
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	2,300	39,900	42,200			28,700C
2018	2,300	33,800	36,100			28,028C
2017	2,300	31,400	33,700			27,452C
2016	2,300	28,800	31,100			27,208C

Who When What

TPC 12/27/2017 INSPECTED TPC 05/25/2015 INSPECTED

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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		
9670 W LOTAN RD		School: LAKE CITY - 57020								
Owner's Name/Address		P.R.E. 100% 05/07/1999								
MATZNICK DANIEL T & JANINE L 9670 LOTAN ROAD LAKE CITY MI 49651		MAP #:		2019 Est TCV 74,575 TCV/TFA: 70.62						
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS						
. SEC 21 T22N R8W LOT 19 CLAM RIVER WOODS & RAPIDS.		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
CHG TO D & 75% DEP FOR 95 STIP TRIB ADD RS TO GRG FOR 01		Gravel Road		<Site Value B>	050,250			4500 100	4,500	
		Paved Road		100 Actual Front Feet, 2.43 Total Acres Total Est. Land Value =					4,500	
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate	Size	% Good	Cash Value		
		Water		Wood Frame	14.68	224	50	1,644		
		Sewer		Total Estimated Land Improvements True Cash Value =					1,644	
		Electric								
		Gas								
		Curb								
		Street Lights								
		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
		Who	When	What	2019	2,300	35,000	37,300		26,101C
		TPC 12/27/2017 INSPECTED			2018	2,300	28,900	31,200		25,490C
		TPC 05/25/2015 INSPECTED			2017	2,300	27,400	29,700		24,966C
					2016	2,300	27,200	29,500		24,744C

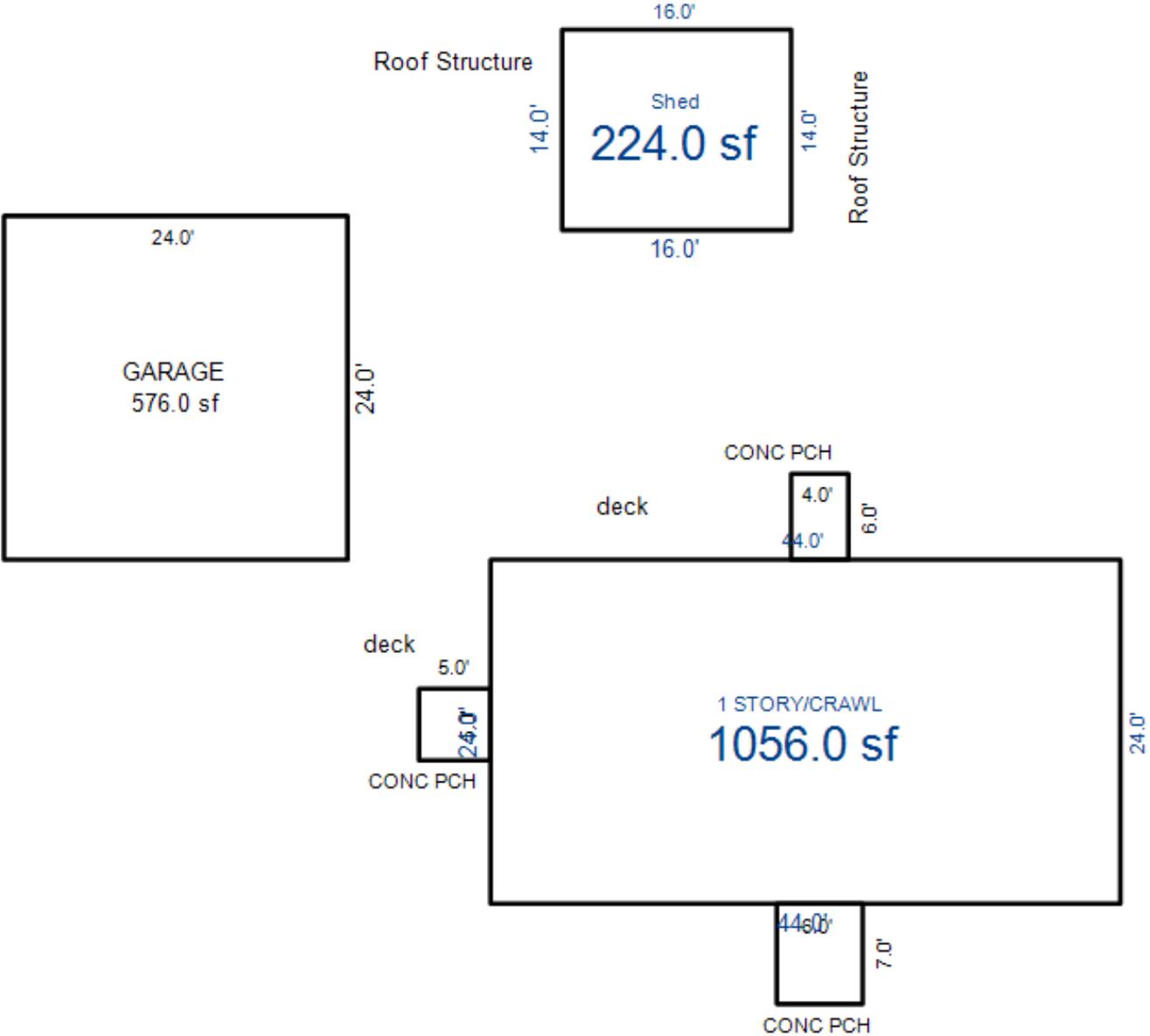


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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: 1984 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: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G						25	CPP				
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			Class: D +10 Effec. Age: 38 Floor Area: 1,056 Total Base New : 125,438 Total Depr Cost: 77,763 Estimated T.C.V: 68,431			E.C.F. X 0.880		Bsmnt Garage:				
Yr Built 1975	Remodeled 0	Ex	X	Ord		Min				Roof Cover Onl		Roof:				
Condition: Average		Lg	X	Ord		Small				Roof Cover Onl						
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			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1056 SF Floor Area = 1056 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=62/100/100/100/62			Cls D 10 Blt 1975						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	No. of Elec. Outlets Many X Ave. Few			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,056 Total: 95,089 58,947									
(2) Windows		(7) Excavation		(13) Plumbing			Other Additions/Adjustments Plumbing Average Fixture(s) 1 778 482 Water/Sewer 1000 Gal Septic 1 3,235 2,006 Water Well, 50 Feet 1 1,895 1,175 Porches CPP 25 489 303 CPP 42 712 441 CPP 24 455 282 Deck Treated Wood 80 1,642 1,018 Treated Wood 192 2,924 1,813 w/Roof (Roof portion) 240 2,424 1,503 w/Roof (Roof portion) 144 1,598 991 Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 12,954 8,031 Built-Ins Appliance Allow. 1 1,243 771 Totals: 125,438 77,763									
X	Many Avg. X Few	X	Large Avg. Small	(8) Basement			Notes: ECF (409 - RURAL SUBS) 0.880 => TCVC: 68,431									
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		(10) Floor Support		(14) Water/Sewer												
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF	Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:												
X	Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:													
Chimney: Block																

*** 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.
		50,000	02/01/1999	WD	Download	325:1424		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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W LOTAN RD	School: LAKE CITY - 57020					
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	P.R.E. 100% 05/07/1999					
--	------------------------	--	--	--	--	--

Owner's Name/Address	MAP #:
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MATZNICK DANIEL T & JANINE L 9670 LOTAN ROAD LAKE CITY MI 49651	2019 Est TCV 4,500
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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 B>	050,250				4500	100		4,500
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	100 Actual Front Feet,	2.55 Total Acres			Total Est. Land Value =			4,500
--	------------------------	------------------	--	--	-------------------------	--	--	-------

Tax Description	X	Value
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. SEC 21 T22N R8W LOT 20 CLAM RIVER WOODS & RAPIDS.	X	
---	---	--

Comments/Influences	X	Value
---------------------	---	-------

	X	
--	---	--

	X	
--	---	--

	X	
--	---	--

	X	
--	---	--

	X	
--	---	--

	X	
--	---	--

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

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

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

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

High		
------	--	--

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

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

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

Pond		
------	--	--

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

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

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

Flood Plain		
-------------	--	--

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
-----	------	------	------	------------	----------------	----------------	-----------------	----------------	---------------

			2019	2,300	0	2,300			1,689C
--	--	--	------	-------	---	-------	--	--	--------

TPC 12/27/2017 INSPECTED			2018	2,300	0	2,300			1,650C
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TPC 05/25/2015 INSPECTED			2017	2,300	0	2,300			1,617C
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			2016	2,300	0	2,300			1,603C
--	--	--	------	-------	---	-------	--	--	--------

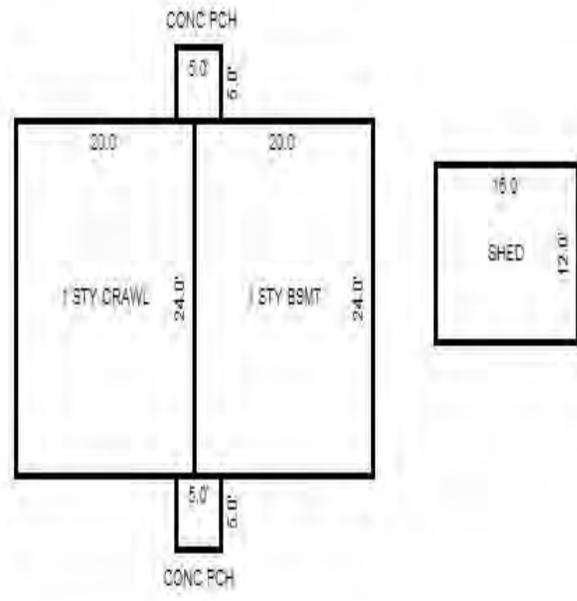


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil 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 25 25	Type CPP 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	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration														
Yr Built 1975	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:														
		(6) Ceilings														
(1) Exterior		X	Drywall													
X	Wood/Shingle Aluminum/Vinyl Brick Insulation			Ex.	X	Ord.		Min								
		(7) Excavation														
		Basement: 480 S.F. Crawl: 480 S.F. Slab: 0 S.F. Height to Joists: 0.0														
(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	Joists: Unsupported Len: Ctr.Sup:													
X	Asphalt Shingle															
Chimney: Metal																
				(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) 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:												
Cost Est. for Res. Bldg: 1 Single Family 1S										Cls CD		Blt 1975				
(11) Heating System: Forced Air w/ Ducts																
Ground Area = 960 SF Floor Area = 960 SF.																
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70																
Building Areas																
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Basement 480																
1 Story Siding Crawl Space 480																
Total: 94,825 66,377																
Other Additions/Adjustments																
Plumbing																
Average Fixture(s) 1 933 653																
Water/Sewer																
1000 Gal Septic 1 3,453 2,417																
Water Well, 50 Feet 1 1,962 1,373																
Porches																
CPP 25 516 361																
Ceramic Tile Floor 25 516 361																
Built-Ins																
Appliance Allow. 1 1,467 1,027																
Totals: 103,672 72,569																
Notes:																
										ECF (409 - RURAL SUBS) 0.880 => TCV:		63,861				

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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.			
Property Address		Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)		Date	Number	Status			
W LOTAN RD		School: LAKE CITY - 57020									
Owner's Name/Address		P.R.E. 100% 05/01/2010									
PITZ KENNETH E P O BOX 914 9630 LOTAN RD LAKE CITY MI 49651		MAP #:		2019 Est TCV 4,500							
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS						
. SEC 21 T22N R8W LOT 22 CLAM RIVER WOODS & RAPIDS.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		<Site Value B> 050,250		4500		100			4,500
		Paved Road		100 Actual Front Feet, 2.96 Total Acres		Total Est. Land Value =					4,500
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		X Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		X Underground Utils.									
		Topography of Site									
		Level									
		X 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	2,300	0	2,300		1,689C	
		TPC 12/27/2017 INSPECTED			2018	2,300	0	2,300		1,650C	
		TPC 05/25/2015 INSPECTED			2017	2,300	0	2,300		1,617C	
					2016	2,300	0	2,300		1,603C	



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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.
HALL JAMES & SHERRY	HELMER COREY CHARLES	1	01/19/2016	QC	RELATED PARTY	2016-00187	PTA	0.0
WILSON JEFFREY T & DAWN D	HALL JAMES & SHERRY H&W	25,000	04/10/2014	WD	LAND CONTRACT	2014-01179		0.0
COOK JOAN E & COOK HAROLD	WILSON JEFFREY T & DAWN D	14,500	10/11/2011	WD	WARRANTY DEED	2011-03243 WD	PTA	0.0
WILSON JEFFREY T & DAWN D	HALL JAMES & SHERRY	25,000	09/16/2011	LC	LAND CONTRACT	2011-02897	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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9610 W LOTAN RD	School: LAKE CITY - 57020					
	P.R.E. 100% 02/22/2016					

Owner's Name/Address	MAP #:
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HELMER COREY CHARLES 9610 W LOTAN RD LAKE CITY MI 49651	2019 Est TCV 13,889 TCV/TFA: 14.38
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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 B>	050,250				4500	100		4,500
100 Actual Front Feet,	3.17 Total Acres						Total Est. Land Value =	4,500

Tax Description	X	Topography of Site
-----------------	---	--------------------

. SEC 21 T22N R8W LOT 23 CLAM RIVER WOODS & RAPIDS.	X	Dirt Road
		Gravel Road
		Paved Road
		Storm Sewer
		Sidewalk
		Water
		Sewer
	X	Electric
		Gas
		Curb
		Street Lights
		Standard Utilities
	X	Underground Utils.

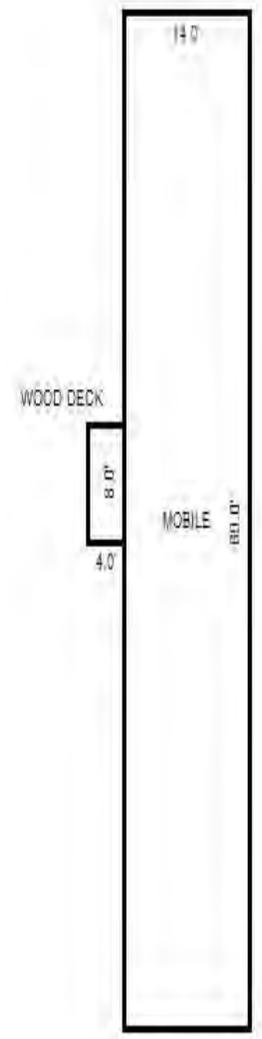
Comments/Influences



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	2,300	4,600	6,900			6,900S
2018	2,300	4,600	6,900			6,900S
2017	2,300	4,600	6,900			6,881C
2016	2,300	5,000	7,300			6,820C

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*** 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.
BAUMANN TERRY L & SANDRA	RICHARDS BRIAN & FOSTER J	118,556	07/26/2005	WD	Multiple Improved	05-0/2931		100.0
		64,500	05/01/1995	WD	Download	293:826		0.0

Property Address: 9570 W LOTAN RD
 Class: 401 RESIDENTIAL-I Zoning: Building Permit(s): Date: Number: Status:

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

Owner's Name/Address: RICHARDS BRIAN & FOSTER JULIE ANN
 9570 W LOTAN RD
 LAKE CITY MI 49651
 2019 Est TCV 124,159 TCV/TFA: 80.83

X 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								
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 21 T22N R8W LOT 24 & W 34 FT OF LOT 25. CLAM RIVER WOODS & RAPIDS.
 Comments/Influences:

96 HS @ 7-97 BOR
 97 COMBO W/025-50 FOR 98



* Factors *									
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
<Site Value F> SITE \$10000									
135 Actual Front Feet, 4.60 Total Acres Total Est. Land Value = 10,000									
Land Improvement Cost Estimates									
Description	Rate	Size	% Good	Cash Value					
Wood Frame	17.54	168	50	1,473					
Residential Local Cost Land Improvements									
Description	Rate	Size	% Good	Cash Value					
OUTDOOR FURNACE	2,500.00	1	95	2,375					
Total Estimated Land Improvements True Cash Value = 3,848									

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

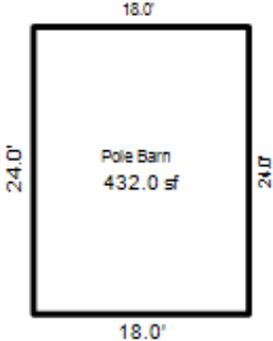
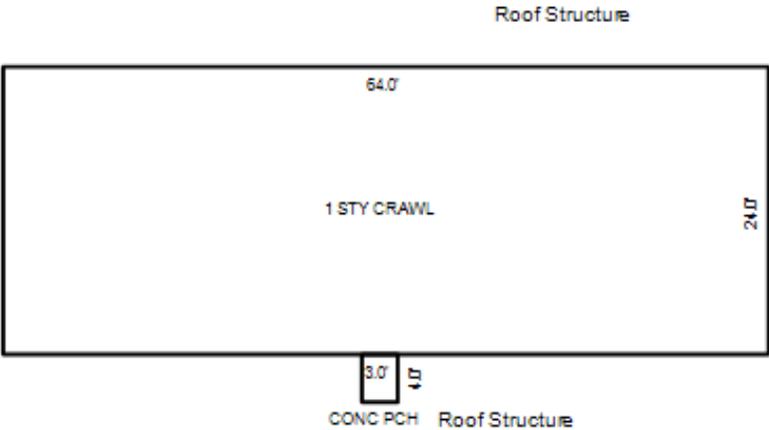
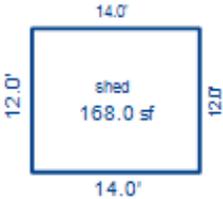
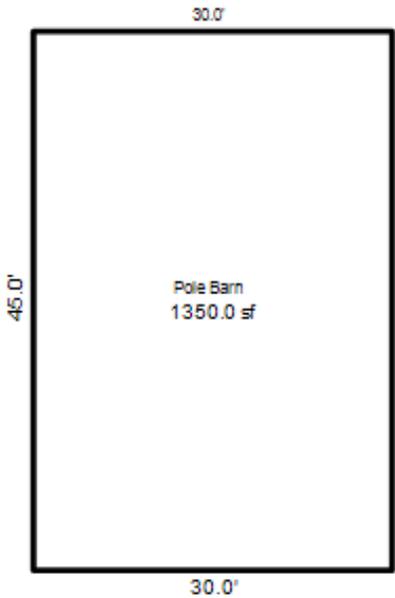
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	5,000	57,100	62,100			46,008C
2018	5,000	50,500	55,500			44,930C
2017	5,000	48,000	53,000			44,006C
2016	5,000	47,600	52,600			43,614C

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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 224	Type Roof Cover Onl	Year Built: 1987 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: 432 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
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 1976	Remodeled 2006	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			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			1		Average Fixture(s)					
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1536 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					
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			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					
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:			1		1000 Gal Septic 2000 Gal Septic					
Chimney:				Lump Sum Items:										
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1536 SF Floor Area = 1536 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas										Cls CD		Blt 1976		
Stories Exterior Foundation Size Cost New Depr. Cost														
1 Story Siding Crawl Space 1,536										Total:		129,581 90,707		
Other Additions/Adjustments														
Plumbing														
Average Fixture(s)										1		933 653		
3 Fixture Bath										1		2,929 2,050		
Water/Sewer														
1000 Gal Septic										1		3,453 2,417		
Water Well, 100 Feet										1		4,280 2,996		
Garages														
Class: CD Exterior: Pole (Unfinished)														
Base Cost										432		9,223 6,456		
Class: CD Exterior: Pole (Unfinished)														
Base Cost										1350		22,127 15,489		
Built-Ins														
Appliance Allow.										1		1,467 1,027		
Deck														
w/Roof (Roof portion)										224		2,542 1,779		
w/Roof (Roof portion)										224		2,542 1,779		
Notes:										Totals:		179,077 125,353		
										ECF (409 - RURAL SUBS) 0.880 =>		TCV: 110,311		

*** 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.
BAUMANN TERRY L & SANDRA	RICHARDS BRIAN & FOSTER J	118,556	07/26/2005	WD	Multiple Reference	05-0/2931		100.0
DE VRIES RODGER & PHYLLIS	BAUMANN TERRY L & SANDRA	4,700	12/15/2003	WD	Arms Length	04-0/1029		100.0

Property Address: W LOTAN 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: RICHARDS BRIAN & FOSTER JULIE ANN
 9570 LOTAN RD
 Lake City MI 49651
 2019 Est TCV 4,500

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 B>	050,250				4500	100		4,500
X Gravel Road	100 Actual Front Feet, 3.46 Total Acres Total Est. Land Value =								4,500

Tax Description: . SEC 21 T22N R8W E 66 FT OF LOT 25 CLAM RIVER WOODS & RAPIDS.

Comments/Influences

- 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	2,300	0	2,300			2,098C
2018	2,300	0	2,300			2,049C
2017	2,300	0	2,300			2,007C
2016	2,300	0	2,300			1,990C

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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.
		48,500	11/01/1999	WD	Download	332:949		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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9530 W LOTAN RD	School: LAKE CITY - 57020					
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	P.R.E. 100% 06/01/1995					
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Owner's Name/Address	MAP #:
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ROMAN CHRISTINE M 9530 W LOTAN RD LAKE CITY MI 49651	2019 Est TCV 72,387 TCV/TFA: 73.27
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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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	<Site Value B> 050,250					4500	100		4,500
	100 Actual Front Feet, 3.55 Total Acres					Total Est. Land Value =			4,500

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
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	Wood Frame	15.03	192	50	1,443
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	Total Estimated Land Improvements True Cash Value =				1,443
--	---	--	--	--	-------

Topography of Site

X Level	Rolling
---------	---------

X Low	High
-------	------

X Landscaped	Swamp
--------------	-------

X 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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Who	When	What	2019	2,300	33,900	36,200			27,848C
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	TPC 12/27/2017 INSPECTED		2018	2,300	26,300	28,600			27,196C
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	TPC 05/25/2015 INSPECTED		2017	2,300	24,900	27,200			26,637C
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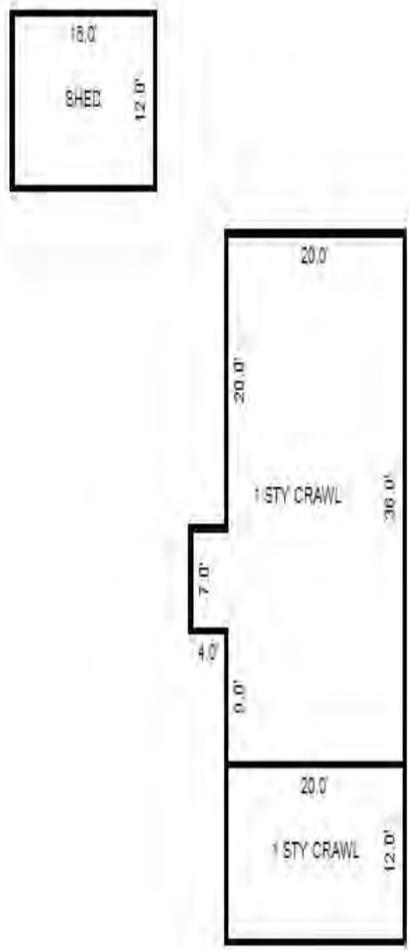
			2016	2,300	24,700	27,000			26,400C
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*** Information herein deemed reliable but not guaranteed***

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 144	Type 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																																
Building Style: 1S		Trim & Decoration																																			
Yr Built 1976	Remodeled 1997	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																																	
		(6) Ceilings		No./Qual. of Fixtures																																	
(1) Exterior	X Tile	Ex.	X Ord.	Min	No. of Elec. Outlets																																
X	Wood/Shingle Aluminum/Vinyl Brick	Many	X Ave.	Few	(13) Plumbing																																
	Insulation	Basement: 0 S.F. Crawl: 988 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																																	
(2) Windows	X Many Avg. X Few	Large Avg. X Small		(8) Basement																																	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																			
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF																																	
(3) Roof	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 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 988 SF Floor Area = 988 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas										Cls D 10 Blt 1976																											
<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>748</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>240</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>90,031</td> <td>66,837</td> </tr> </tbody> </table>										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	748			1 Story	Siding	Crawl Space	240			Total:				90,031	66,837				
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																
1 Story	Siding	Crawl Space	748																																		
1 Story	Siding	Crawl Space	240																																		
Total:				90,031	66,837																																
Other Additions/Adjustments Plumbing Average Fixture(s) 1 778 545 Water/Sewer 1000 Gal Septic 1 3,235 2,264 Water Well, 100 Feet 1 4,178 2,925 Built-Ins Appliance Allow. 1 1,243 870 Fireplaces Wood Stove 1 1,350 945 Deck w/Roof (Roof portion) 144 1,598 1,119 Totals: 102,413 75,505																																					
Notes:										ECF (409 - RURAL SUBS) 0.880 => TCV:		66,444																									



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.
EISING JAMES & MARTHA	VARGO LOUIS F & JUDY K (H	140,000	09/16/2005	WD	Arms Length	05-0/3623		100.0
		26,500	09/01/1995	WD	Download	297:719		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
9510 W LOTAN RD	School: LAKE CITY - 57020		Addition	05/06/2003	20030081	Complete
Owner's Name/Address	P.R.E. 100% 09/16/2005					
VARGO LOUIS F & JUDY K 9510 W LOTAN ROAD LAKE CITY MI 49651	MAP #: 2019 Est TCV 123,963 TCV/TFA: 74.18					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS			
			Description	Frontage	Depth	Value
. SEC 21 T22N R8W LOT 27 CLAM RIVER WOODS & RAPIDS.	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		Rate	Size	% Good	Cash Value
Description					
Wood Frame		17.76	320	50	2,841
Wood Frame		17.13	540	50	4,625
Total Estimated Land Improvements True Cash Value =					7,466

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



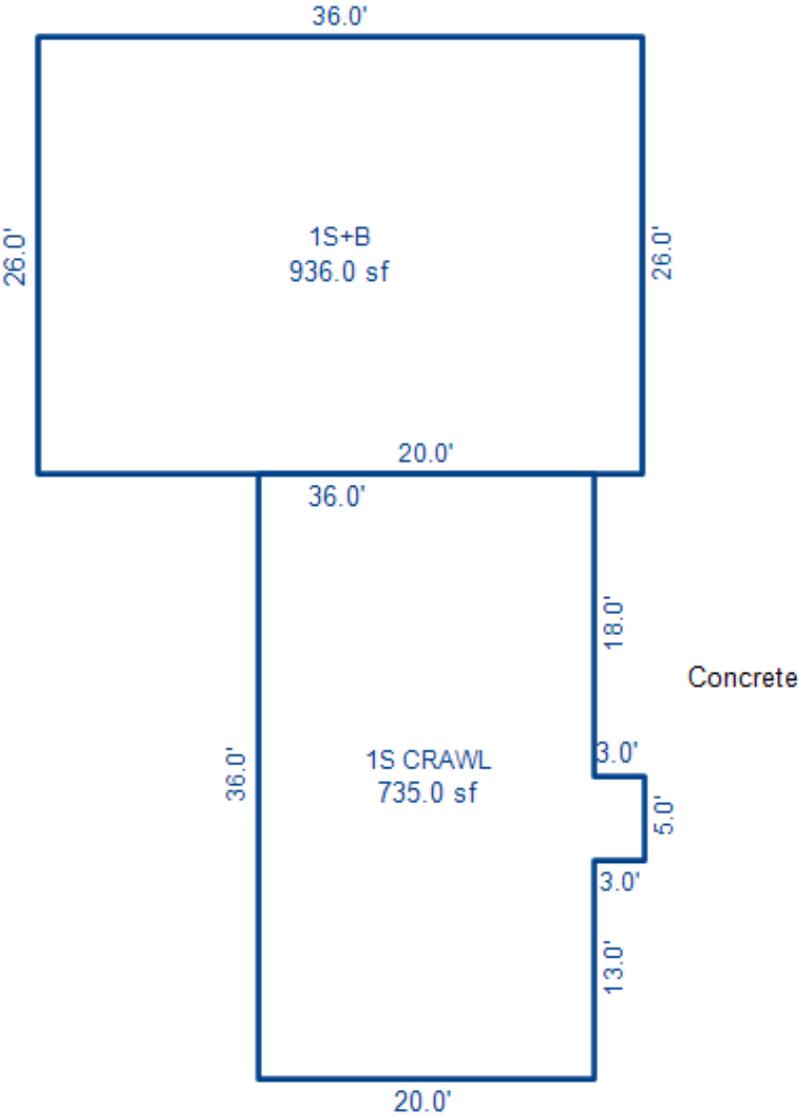
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	2,300	59,700	62,000			47,621C
TPC 12/27/2017 INSPECTED			2018	2,300	50,300	52,600			46,505C
TPC 05/25/2015 INSPECTED			2017	2,300	47,700	50,000			45,549C
			2016	2,300	47,400	49,700			45,143C

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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 Paneled				Plaster Wood T&G									
Building Style: 1S		Trim & Decoration														
Yr Built 1974	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			200 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 = 1671 SF Floor Area = 1671 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70					Cls C -5 Blt 1974	
	Insulation	(7) Excavation		No. of Elec. Outlets												
(2) Windows		Many Avg.	X	Large Avg.					Few	Building Areas						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens									Stories Exterior Foundation Size Cost New Depr. Cost						
		(8) Basement		(13) Plumbing												
		Basement: 936 S.F. Crawl: 735 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 Foundation 735 1 Story Siding Basement 936			Total: 164,381		115,079				
(3) Roof		(9) Basement Finish		(14) Water/Sewer												
X	Gable Hip Flat		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,120 784 3 Fixture Bath 1 3,525 2,467 Water/Sewer 1000 Gal Septic 1 3,691 2,584 Water Well, 50 Feet 1 2,038 1,427 Built-Ins Appliance Allow. 1 2,099 1,469 Fireplaces Exterior 1 Story 1 4,942 3,459			Totals: 181,796		127,269				
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Notes:									
	Chimney:	Recreation SF Living SF Walkout Doors No Floor SF					ECF (409 - RURAL SUBS) 0.880 => TCV:							111,997		

*** 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.
JOHNSON DAVID C	GREENFIELD DAVID LEE SR	50,000	05/16/2018	WD	Arms Length	2018-01608	PTA	100.0
JOHNSON DAVID C	GREENFIELD DAVID LEE SR	50,000	04/25/2018	WD	Arms Length	2018-01455	PTA	100.0
SECRETARY OF HOUSING & UR	JOHNSON DAVID C	34,250	09/11/2014	CD	BANK SALE	2014-03167		100.0
FIFTH THIRD MORTGAGE	SECRETARY OF HOUSING & UR	1	07/24/2014	WD	BANK SALE	2014-02615	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
9509 W LOTAN RD	School: LAKE CITY - 57020		Reroof	08/07/2018	2018-0384	100%
	P.R.E. 0%		Addition	11/13/2014	2014-0528	80%

Owner's Name/Address	MAP #:
GREENFIELD DAVID LEE SR 9689 LOTAN RD LAKE CITY MI 49651	2019 Est TCV 71,581 TCV/TFA: 77.47

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
. SEC 21 T22N R8W LOT 28 CLAM RIVER WOODS & RAPIDS.			
Comments/Influences			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road	<Site Value A> CLAM RIVER	15K				15000	100		15,000
X Gravel Road	100 Actual Front Feet, 0.94 Total Acres							Total Est. Land Value =	15,000

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
X Water	Wood Frame	18.89	120	50	1,133
X Sewer					
X Electric					
X Gas					
X Curb					
X Street Lights					
X Standard Utilities					
X Underground Utils.					
Total Estimated Land Improvements True Cash Value =					1,133

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



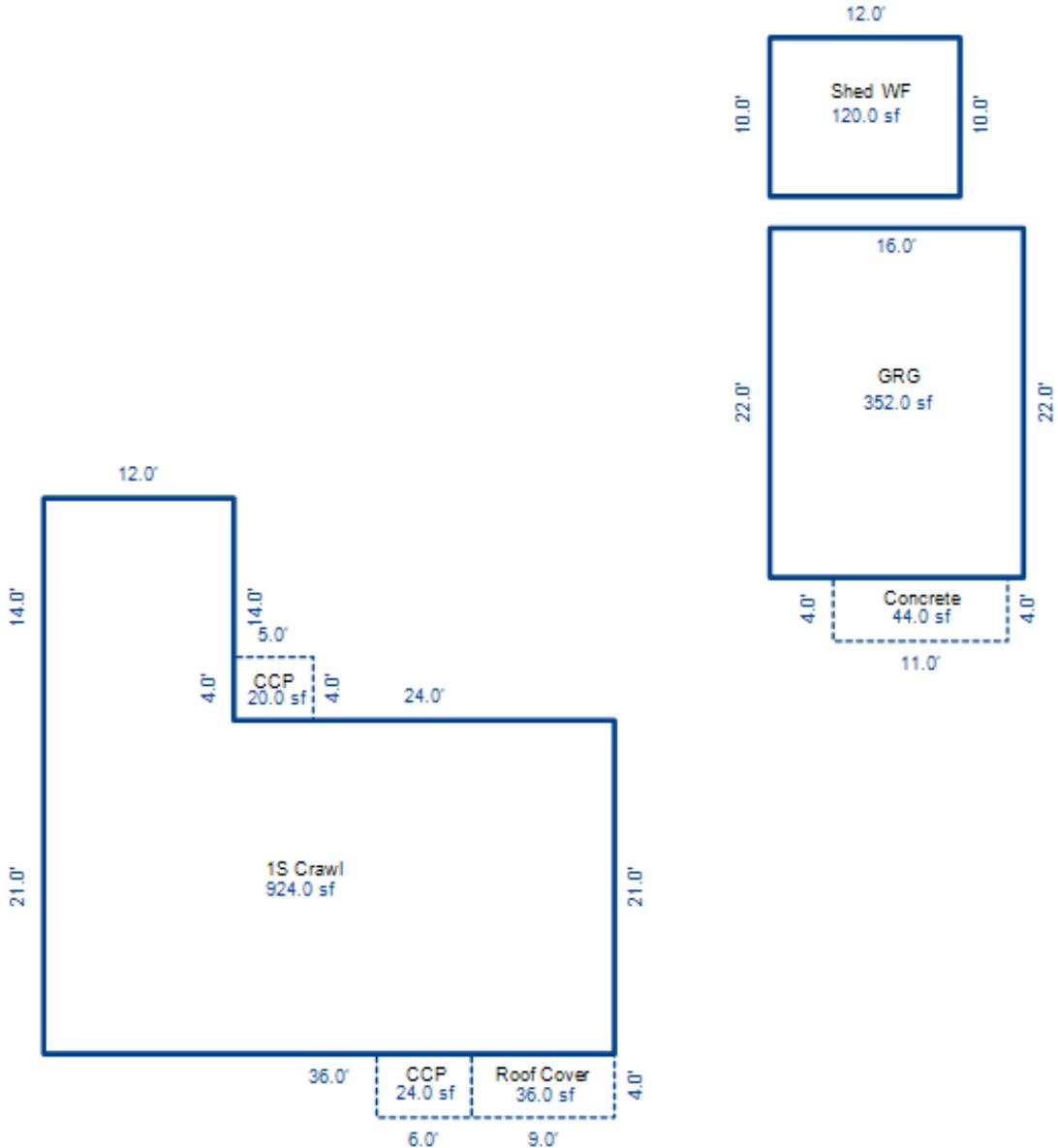
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	7,500	28,300	35,800			35,800S
2018	7,500	18,700	26,200			21,283C
2017	7,500	17,600	25,100			20,846C
2016	7,500	16,600	24,100			20,661C

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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		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 20 36	Type CCP (1 Story) CCP Roof Cover Onl	Year Built: 1980 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: 352 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G															
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Class: CD Effec. Age: 35 Floor Area: 924 Total Base New : 105,316 Total Depr Cost: 68,454 Estimated T.C.V: 61,609			E.C.F. X 0.900			Bsmnt Garage: Carport Area: Roof:							
Yr Built 1976	Remodeled 2018	Ex	X	Ord		Min	Size of Closets			Lg			X	Ord		Small				
Condition: Average Part. Construct.: 90%		Doors			Solid	X	H.C.	(5) Floors			Kitchen: Other: Other:			(12) Electric 200 Amps Service						
Room List		Basement 1st Floor 2nd Floor 2 Bedrooms		(6) Ceilings			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 924 SF Floor Area = 924 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls CD Blt 1976							
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick		Ex.			X	Ord.		Min	No. of Elec. Outlets			Many			X	Ave.		Few
Insulation		(7) Excavation		Basement: 0 S.F. Crawl: 924 S.F. Slab: 0 S.F. Height to Joists: 0.0			(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			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 924 Total: 83,570 54,320				
(2) Windows		Many Avg. X Few		Large Avg. X 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			Other Additions/Adjustments			Plumbing Average Fixture(s) 1 933 606 Water/Sewer 1000 Gal Septic 1 3,453 2,244 Water Well, 50 Feet 1 1,962 1,275					
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		X Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 352 9,275 6,029 Fireplaces Exterior 1 Story 1 4,331 2,815 Porches CCP (1 Story) 24 858 558 CPP 20 400 260 Deck w/Roof (Roof portion) 36 534 347 Totals: 105,316 68,454							
(3) Roof		X Gable Hip Flat		Gambrel Mansard Shed		(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCV: 61,609 90% Completed => Est. True Cash Value 2019 =								
X Asphalt Shingle		Chimney:		Joists: Unsupported Len: Cntr.Sup:			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.
		10,000	01/01/1998	WD	Download	316:456		0.0

Property Address: 9527 W LOTAN RD
 Class: 401 RESIDENTIAL-I Zoning: Building Permit(s): Date: Number: Status:

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

Owner's Name/Address: JUSTA DONALD
 3931 PEBBLE CREEK DR
 Cadillac MI 49601

2019 Est TCV 17,876 TCV/TFA: 0.00

X Improved Vacant Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES

Public Improvements * Factors *

Description Frontage Depth Front Depth Rate %Adj. Reason Value

<Site Value A> CLAM RIVER 15K 15000 100 15,000

80 Actual Front Feet, 1.45 Total Acres Total Est. Land Value = 15,000

X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer

X Electric Gas Curb Street Lights Standard Utilities

X Underground Utils.

Topography of Site

X Level Rolling Low High Landscaped

X Swamp Wooded Pond

X Waterfront Ravine Wetland Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	7,500	1,400	8,900			4,819C
2018	7,500	1,600	9,100			4,707C
2017	7,500	1,500	9,000			4,611C
2016	7,500	1,600	9,100			4,570C

Who When What

TPC 12/27/2017 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: 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			Wood Frame	Drywall Paneled	Plaster Wood T&G									
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace	Class: CD Effec. Age: 41 Floor Area: 0 Total Base New : 5,415 Total Depr Cost: 3,195 Estimated T.C.V: 2,876		E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:			
Duplex		Trim & Decoration		No./Qual. of Fixtures			(12) Electric	Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 0			
A-Frame		Ex Ord Min		Ex. Ord. Min			0 Amps Service	(11) Heating System: No Heating/Cooling							
Building Style: 1S		Size of Closets		No. of Elec. Outlets				Ground Area = 0 SF Floor Area = 0 SF.							
Yr Built	Remodeled	Lg Ord Small		Many Ave. Few				Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59							
0	0	Doors Solid H.C.		(7) Excavation			(13) Plumbing	Building Areas							
Condition: Good		Room List		Basement: 0 S.F. Crawl: 0 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	Stories Exterior Foundation		Size		Cost New		Depr. Cost	
Basement		Kitchen:		(8) Basement			1	Water/Sewer							
1st Floor		Other:		Recreation SF Living SF Walkout Doors No Floor SF				1000 Gal Septic Water Well, 50 Feet							
2nd Floor		Other:		(9) Basement Finish				Totals:							
Bedrooms				Recreation SF Living SF Walkout Doors No Floor SF				Totals:							
(1) Exterior				(10) Floor Support				Notes:							
Wood/Shingle				Joists:				ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCV:							
Aluminum/Vinyl				Unsupported Len:			1								
Brick				Cntr.Sup:			1								
Insulation				Lump Sum Items:											
(2) Windows															
Many	Large														
Avg.	Avg.														
Few	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:															

*** 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	09/01/1995	WD	Download	298:413		0.0

Property Address: W LOTAN 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: JUSTA DONALD G
 3931 PEBBLE CREEK DR
 Cadillac MI 49601
 2019 Est TCV 15,000

Improved Vacant Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES

Public Improvements: * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value

<Site Value A> CLAM RIVER 15K 15000 100 15,000
 80 Actual Front Feet, 1.83 Total Acres Total Est. Land Value = 15,000

Tax Description: . SEC 21 T22N R8W LOT 30 CLAM RIVER WOODS & RAPIDS.

Comments/Influences: X Dirt Road
 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.



Topography of Site:
 Level: X Rolling, X Low, High, Landscaped, Swamp
 X Wooded, X 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
			2019	7,500	0	7,500			2,868C
		TPC 12/27/2017 INSPECTED	2018	7,500	0	7,500			2,801C
		TPC 02/14/2012 INSPECTED	2017	7,500	0	7,500			2,744C
		TPC 10/04/2011 INSPECTED	2016	7,500	0	7,500			2,720C

*** 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	11/01/1994	WD	Download	337:1304		0.0

Property Address: W LOTAN 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: HOLLAND JULIE K
 6770 SANFORD
 HOWELL MI 48843

2019 Est TCV 15,000

Improved X Vacant Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES

Public Improvements * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value

<Site Value A> CLAM RIVER 15K 15000 100 15,000
 71 Actual Front Feet, 1.95 Total Acres Total Est. Land Value = 15,000

Tax Description: . SEC 21 T22N R8W LOT 31 CLAM RIVER WOODS & RAPIDS.

Comments/Influences

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

Topography of Site

X Level
 X Rolling
 X 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

2019 7,500 0 7,500 2,868C

TPC 12/27/2017 INSPECTED 2018 7,500 0 7,500 2,801C

TPC 10/04/2011 INSPECTED 2017 7,500 0 7,500 2,744C

2016 7,500 0 7,500 2,720C



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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.
ROBERTS WILLIAM & NANCY	WORKMAN SHELLY RANAE	160,000	07/09/2013	WD	WARRANTY DEED	2013-02322 WD	PTA	100.0
DONAHUE VIRGINIA D ESTATE	ROBERTS WILLIAM & NANCY (13,500	05/18/2009	WD	Arms Length	2009/2049		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
9567 W LOTAN RD			Pole Barn	06/03/2010	20100260	100%
			New House	06/25/2009	20090283	100%

Owner's Name/Address	MAP #:	2019 Est TCV	TCV/TFA:
WORKMAN SHELLY RANAE 9567 W LOTAN ROAD LAKE CITY MI 49651		224,261	81.02

Tax Description	Public Improvements	Land Value Estimates for Land Table Riv	* Factors *	Value
SEC 21 T22N R8W LOT 32 CLAM RIVER WOODS & RAPIDS.	X Improved Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		Description Frontage Depth Front Depth Rate %Adj. Reason <Site Value A> CLAM RIVER 15K 15000 100 80 Actual Front Feet, 1.77 Total Acres Total Est. Land Value =	15,000

Comments/Influences	Land Improvement Cost Estimates	Description	Rate	Size % Good	Cash Value
	X Electric Gas Curb Street Lights Standard Utilities	D/W/P: 3.5 Concrete Residential Local Cost Land Improvements Description LAND IMPROVE 2500	5.00 2,500.00	400 0 1 97	0 2,425

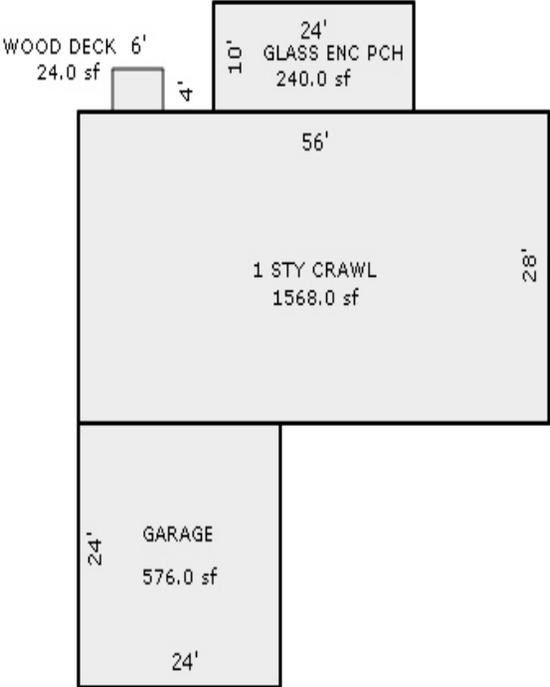
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Rolling X Low High Landscaped Swamp X Wooded Pond X Waterfront Ravine Wetland Flood Plain	2019	7,500	104,600	112,100			82,127C



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 12/27/2017	INSPECTED		2018	7,500	91,100	98,600			80,203C
TPC 10/04/2011	INSPECTED		2017	7,500	88,800	96,300			78,554C
			2016	7,500	84,000	91,500			77,854C

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



Sketch by Apex Medina™

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

Desc. of Bldg/Section:
 Calculator Occupancy: Shed - Utility Light Commercial Building

Class: D,Pole
 Floor Area: 1,200
 Gross Bldg Area: 1,200
 Stories Above Grd: 1
 Average Sty Hght : 10
 Bsmnt Wall Hght

Depr. Table : 4%
 Effective Age : 2
 Physical %Good: 92
 Func. %Good : 100
 Economic %Good: 100

Construction Cost					
High	Above Ave.	Ave.	X	Low	

** ** Calculator Cost Data ** **
 Quality: Average
 Heat#1: No Heating or Cooling 0%
 Heat#2: No Heating or Cooling 0%
 Ave. SqFt/Story: 1200
 Ave. Perimeter
 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:

2010 Year Built Remodeled

Overall Bldg Height

Comments:

<<<<< Calculator Cost Computations >>>>>

Class: D,Pole Quality: Average
 Stories: 1 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 18.52

Adjusted Square Foot Cost for Upper Floors = 18.52

Total Floor Area: 1,200 Base Cost New of Upper Floors = 22,224

Reproduction/Replacement Cost = 22,224
 Total Depreciated Cost = 20,446

Eff. Age: 2 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 92 /100/100/100/92.0

ECF (415,510 CLAM RIVER AREA SUBS RES) 0.950 => TCV of Bldg: 1 = 19,424
 Replacement Cost/Floor Area= 18.52 Est. TCV/Floor Area= 16.19

(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	
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***



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.
MCCONNELL JUNE TRUST	STARLIN CLORINDA	1	01/22/2018	QC	FAMILY SALE	2018-00320	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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9591 W LOTAN 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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STARLIN CLORINDA PO BOX 207 CADILLAC MI 49601	2019 Est TCV 58,454 TCV/TFA: 53.24
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X Improved	Vacant	Land Value Estimates for Land Table Riv	.CLAM RIVER AREA SUBS&SITES
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
123 Actual Front Feet, 0.94 Total Acres					Total Est. Land Value =			15,000

Tax Description	X	Land Improvement Cost Estimates
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. SEC 21 T22N R8W LOT 33 CLAM RIVER WOODS & RAPIDS.	X	
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Comments/Influences	Description	Rate	Size	% Good	Cash Value
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	Dirt Road				
	Gravel Road				
	Paved Road				
	Storm Sewer				
	Sidewalk				
	Water				
	Sewer				
	X Electric				
	Gas				
	Curb				
	Street Lights				
	Standard Utilities				
	X Underground Utils.				
	D/W/P: Patio Blocks		9.94	60 94	560
	Total Estimated Land Improvements True Cash Value =				560

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						
	High						
	Landscaped						
	Swamp						
	X Wooded						
	Pond						
	X Waterfront						
	Ravine						
	Wetland						
	Flood Plain						

	Who	When	What	2019	7,500	21,700	29,200			22,465C
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				2018	7,500	20,700	28,200			21,939C
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				2017	7,500	16,600	24,100			21,488C
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				2016	7,500	15,100	22,600			21,297C
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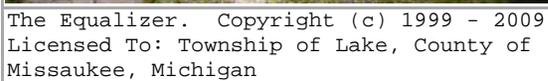
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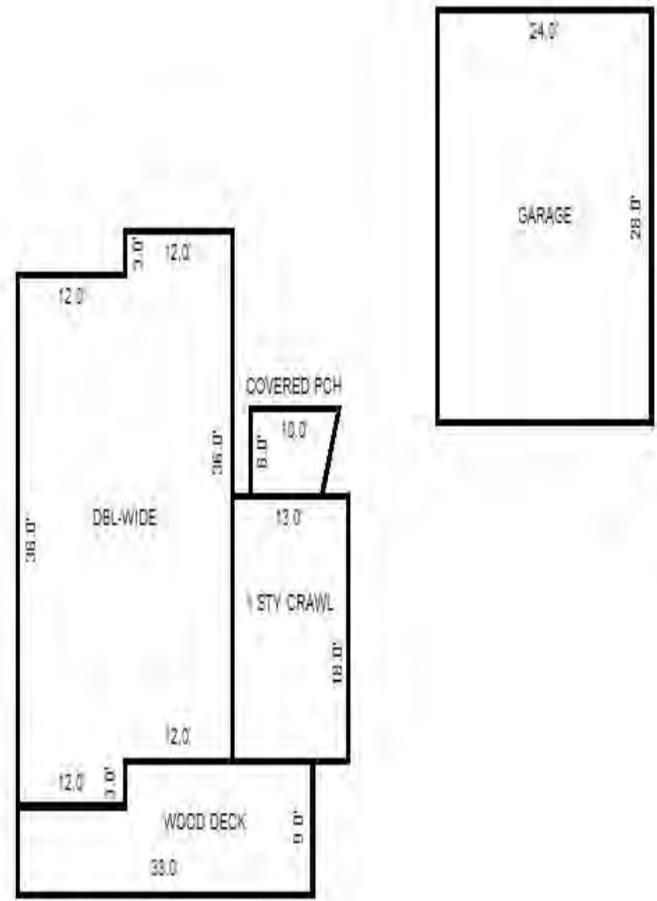
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*** Information herein deemed reliable but not guaranteed***



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.
VANENGEN CHARLES & JEAN	VANENGEN CHARLES E & JEAN	0	01/15/2008	QC	Not Qualified	2008/270		0.0
		33,500	07/01/2002	WD	Download	02-0:3390		0.0

Property Address: W LOTAN 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: VANENGEN CHARLES E & JEAN TRUST
 553 CHERRY LN
 HOLLAND MI 49424-6487

2019 Est TCV 15,000

Improved	X	Vacant	Land Value Estimates for Land Table Riv	.CLAM RIVER AREA SUBS&SITES
Public Improvements			* Factors *	
			Description	Frontage Depth Front Depth Rate %Adj. Reason Value
			<Site Value A> CLAM RIVER 15K	15000 100 15,000
			125 Actual Front Feet, 0.83 Total Acres	Total Est. Land Value = 15,000

Tax Description: . SEC 21 T22N R8W LOT 34 CLAM RIVER WOODS & RAPIDS.
 Comments/Influences:

- X Dirt Road
- 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.

- Topography of Site
- X Level
 - X Rolling
 - X Low
 - High
 - Landscaped
 - X Swamp
 - X Wooded
 - X 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
2019	7,500	0	7,500			2,868C
2018	7,500	0	7,500			2,801C
2017	7,500	0	7,500			2,744C
2016	7,500	0	7,500			2,720C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STAHL JANICE A	STAHL JANICE A REV L TRUS	0	09/04/2012	WD	WARRANTY DEED	2012-03169		0.0
STAHL DANIEL R	STAHL JANICE A	0	05/24/2012	CD	CERTIFICATE OF DEATH	2012-02381 DC	PTA	0.0

Property Address: 9621 W LOTAN RD
 Class: 401 RESIDENTIAL-I Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY - 57020
 P.R.E. 100% 08/18/1997

Owner's Name/Address: STAHL JANICE A REV L TRUST
 PO BOX 438
 LAKE CITY MI 49651
 MAP #: 2019 Est TCV 180,321 TCV/TFA: 123.17

X	Improved	Vacant	Land Value Estimates for Land Table Riv	.CLAM RIVER AREA SUBS&SITES
	Public Improvements		* Factors * LOTS 35 & 36	
			Description	Frontage Depth Front Depth Rate %Adj. Reason Value

			<Site Value A> CLAM RIVER 15K	15000 100	15,000
			<Site Value A> CLAM RIVER 15K	15000 100	15,000
			200 Actual Front Feet, 1.32 Total Acres		Total Est. Land Value = 30,000

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates	Rate	Size % Good	Cash Value
2013 SEC 21 T22N R8W LOTS 35 & 36 CLAM RIVER WOODS & RAPIDS. FORMERLY. SEC 21 T22N R8W LOT 35 CLAM RIVER WOODS & RAPIDS.	X	Dirt Road		Description	4.68	978 84	3,845
		Gravel Road		D/W/P: 3.5 Concrete	18.21	144 71	1,862
		Paved Road		Wood Frame	Total Estimated Land Improvements True Cash Value =		5,707
		Storm Sewer					
		Sidewalk					
		Water					
		Sewer					
		Electric					
		Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					

Comments/Influences: 1988 32X40 PB NEW 16X24 ADD'N FOR 93 ADD'N TO PB FOR 95 GRG ADD'N & SLAB FOR 97



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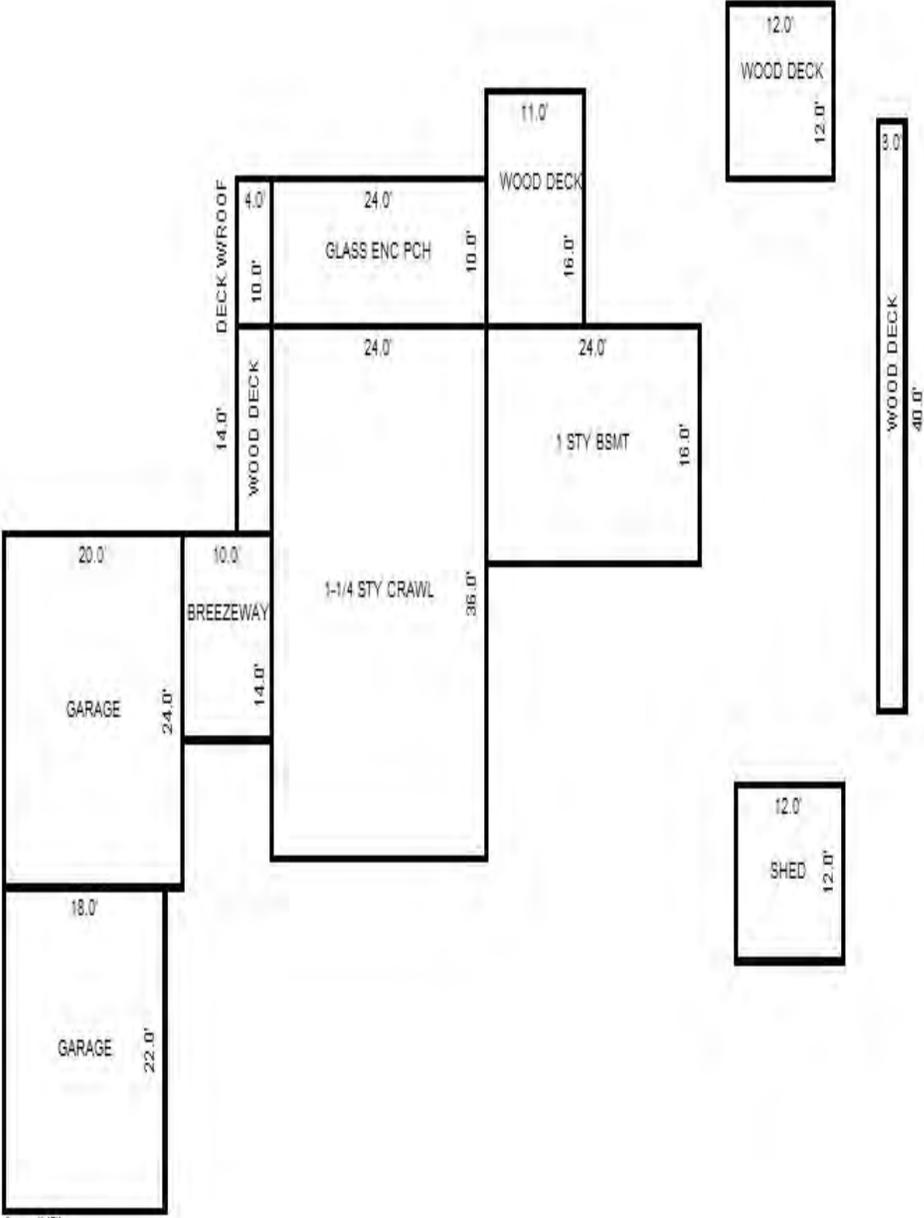
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2019	15,000	75,200	90,200			68,261C
X Rolling	2018	15,000	69,200	84,200			66,662C
Low	2017	15,000	65,200	80,200			65,291C
High	2016	15,000	61,500	76,500			64,709C
Landscaped	TPC 12/27/2017 INSPECTED						
Swamp							
X Wooded							
Pond							
X 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	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 56 40 176 120 140	Type WGEP (1 Story) Treated Wood Pine Treated Wood Treated Wood Brzwy, FW	Year Built: 1982 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: 480 % Good: 73 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: 30 Floor Area: 1,464 Total Base New : 217,685 Total Depr Cost: 160,682 Estimated T.C.V: 144,614		E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1.25S		Trim & Decoration		Central Air Wood Furnace			(12) Electric 200 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 1248 SF Floor Area = 1464 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Cls CD Blt 1975		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost * 1 Story Siding Basement 384 1.25 Story Siding Crawl Space 864 Total: 126,086 92,272			
Yr Built 1975	Remodeled 1991	Ex	X	Ord		Min	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: 1,000		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost * 1 Story Siding Basement 384 1.25 Story Siding Crawl Space 864 Total: 126,086 92,272	
Condition: Average		Lg	X	Ord		Small	(7) Excavation Basement: 384 S.F. Crawl: 864 S.F. Slab: 0 S.F. Height to Joists: 0.0			Other Additions/Adjustments Plumbing Average Fixture(s) 1 933 653 Water/Sewer 1000 Gal Septic 1 3,453 2,417 Water Well, 50 Feet 1 1,962 1,373		Porches WGEP (1 Story) 240 11,890 8,323		Deck Treated Wood 56 1,394 976 Pine w/Roof (Deck Portion) 40 949 664 Pine w/Roof (Roof portion) 40 580 406 Treated Wood 176 2,823 1,976 Treated Wood 120 2,185 1,529			
Room List		(5) Floors		Kitchen: Other: Other:			(6) Ceilings X Tile			(8) Basement Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 480 14,899 10,876 * Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 396 9,936 8,545 * Class: CD Exterior: Pole (Unfinished) Base Cost 1720 28,191 21,989 *	
Basement	1st Floor	2nd Floor	Bedrooms	(1) Exterior X Wood/Shingle Aluminum/Vinyl Brick Insulation			(2) Windows X Many Avg. Few X Large Avg. Small			(3) Roof X Gable Hip Flat Gambrel Mansard Shed X Asphalt Shingle Chimney: Metal		(4) Interior X Drywall X Paneled Plaster Wood T&G		(16) Porches/Decks Area 240 56 40 176 120 140		(17) Garage Year Built: 1982 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: 480 % Good: 73 Storage Area: 0 No Conc. Floor: 0	

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

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



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.
SWEET LYLE & ELIZABETH A	WOLFF ANTHONY J	160,000	11/27/2018	WD	Arms Length	2018-03850	PTA	100.0

Property Address: 9661 W LOTAN RD
 Class: 401 RESIDENTIAL-I Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY - 57020
 P.R.E. 100% 12/07/2018

Owner's Name/Address: WOLFF ANTHONY J
 9661 W LOTAN ROAD
 LAKE CITY MI 49651
 MAP #: 2019 Est TCV 112,463 TCV/TFA: 80.10

X Improved Vacant Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES

Tax Description	Public Improvements	* Factors *					Value
		Description	Frontage	Depth	Rate	%Adj. Reason	
. SEC 21 T22N R8W LOT 37 CLAM RIVER WOODS & RAPIDS.	X Dirt Road	<Site Value A> CLAM RIVER 15K			15000	100	15,000
Comments/Influences	X Gravel Road	175 Actual Front Feet, 0.90 Total Acres			Total Est. Land Value =		15,000
NEW HOME U/C FOR 97 TO 65% FOR 00 COMP @75% FOR 01	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.						

Topography of Site

Level

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



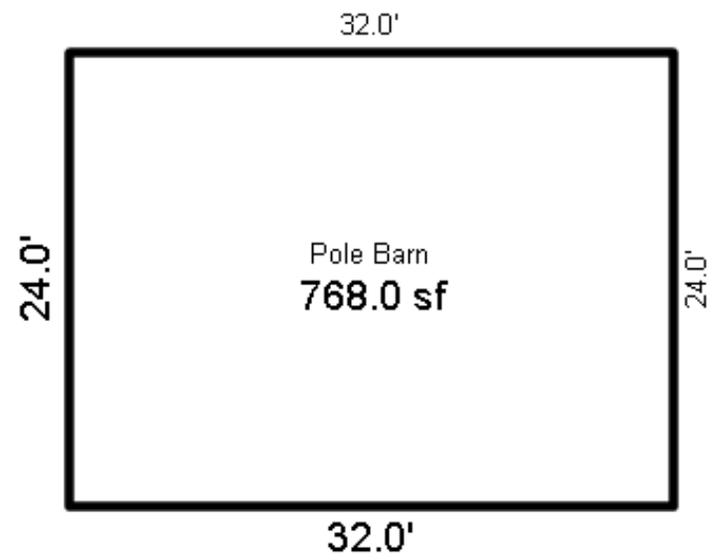
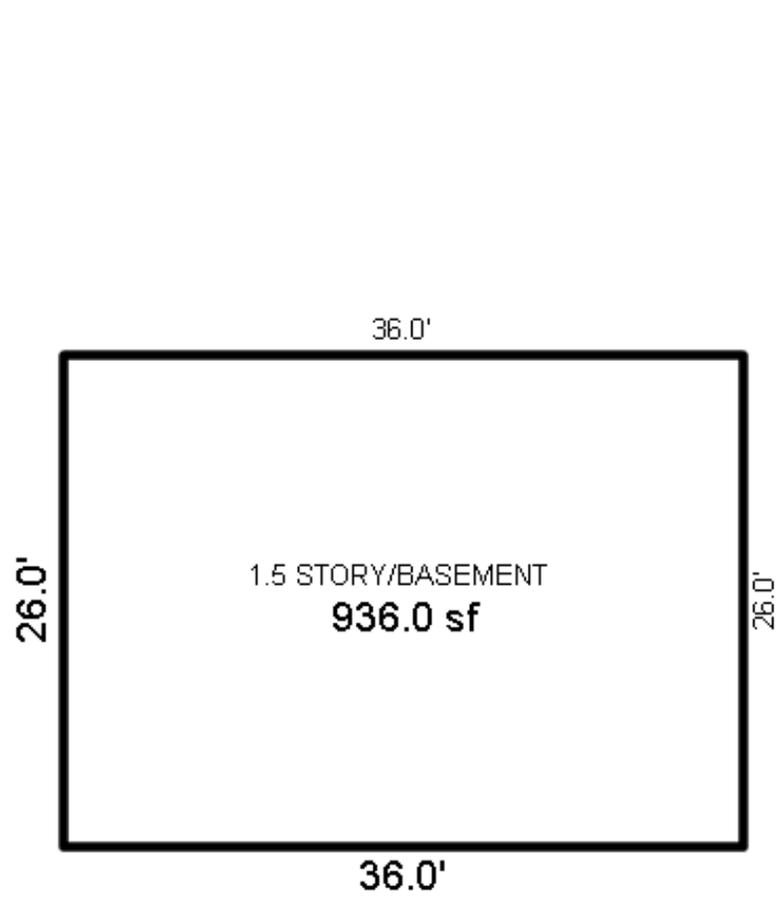
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	7,500	48,700	56,200			56,200S
2018	7,500	45,900	53,400			41,781C
2017	7,500	43,100	50,600			40,922C
2016	7,500	40,600	48,100			40,557C

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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: 1993 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: 768 % Good: 84 Storage Area: 0 No Conc. Floor: 0			
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: 1.5S		Trim & Decoration														
Yr Built 1996	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 2 Bedrooms	Kitchen: Other: Other:		(12) Electric												
				0 Amps Service												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures												
X	Wood/Shingle Aluminum/Vinyl Brick			X	Ex.		Ord.		Min							
	Insulation			No. of Elec. Outlets												
(2) Windows		Many		X	Ave.				Few							
X	Avg. X Few															
X	Wood Sash Metal Sash Vinyl Sash	(7) Excavation		(13) Plumbing												
X	Double Hung Horiz. Slide Casement	Basement: 936 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	Double Glass Patio Doors Storms & Screens	(8) Basement														
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
X	Gable Hip Flat	(9) Basement Finish		(14) Water/Sewer												
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic												
Chimney: Metal		(10) Floor Support		Lump Sum Items:												
		Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 936 SF Floor Area = 1404 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90 Building Areas										Cls CD		Blt 1996				
Stories Exterior Foundation Size Cost New Depr. Cost																
1.5 Story Siding Basement 936										Total:		120,735		89,019		
Other Additions/Adjustments																
Plumbing																
Average Fixture(s) 1 933 662																
3 Fixture Bath 1 2,929 2,080																
Water/Sewer																
1000 Gal Septic 1 3,453 2,452																
Water Well, 50 Feet 1 1,962 1,393																
Garages																
Class: CD Exterior: Pole (Unfinished)																
Base Cost 768 13,862 11,644 *																
Built-Ins																
Appliance Allow. 1 1,467 1,042																
Totals:												145,341		108,292		
Notes:																
ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCV:														97,463		

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GREENFIELD DAVID L & NICH	GREENFIELD DAVID L	0	12/20/2012	QC	QUIT CLAIM	2012-04115		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
9689 W LOTAN RD			Shed	05/09/2017	2017-0158	100%

Owner's Name/Address	MAP #:
GREENFIELD DAVE 9689 LOTAN ROAD LAKE CITY MI 49651	2019 Est TCV 166,493 TCV/TFA: 123.88

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
. SEC 21 T22N R8W LOT 38 CLAM RIVER WOODS & RAPIDS.			
Comments/Influences			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road	<Site Value A> CLAM RIVER 15K					15000	100		15,000
X Gravel Road	175 Actual Front Feet, 0.91 Total Acres							Total Est. Land Value =	15,000

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
X Water	D/W/P: Asphalt Paving	2.19	4900	0	0
X Sewer	D/W/P: 4in Concrete	4.92	1080	0	0
X Electric	D/W/P: 3.5 Concrete	4.68	226	0	0
X Gas	D/W/P: Crushed Rock	1.66	126	0	0
X Curb	Wood Frame	16.36	240	94	3,690

Residential Local Cost Land Improvements	Description	Rate	Size	% Good	Cash Value
X Underground Utils.	LAND IMPROVE 5000	5,000.00	1	95	4,750
Total Estimated Land Improvements True Cash Value =					8,440

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



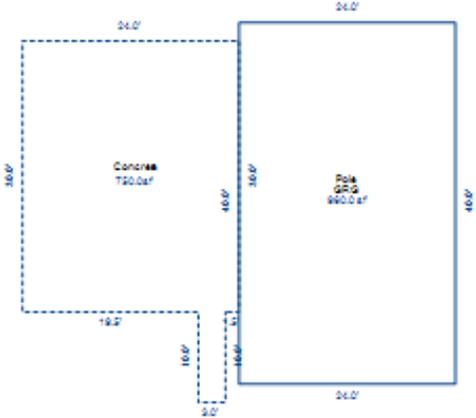
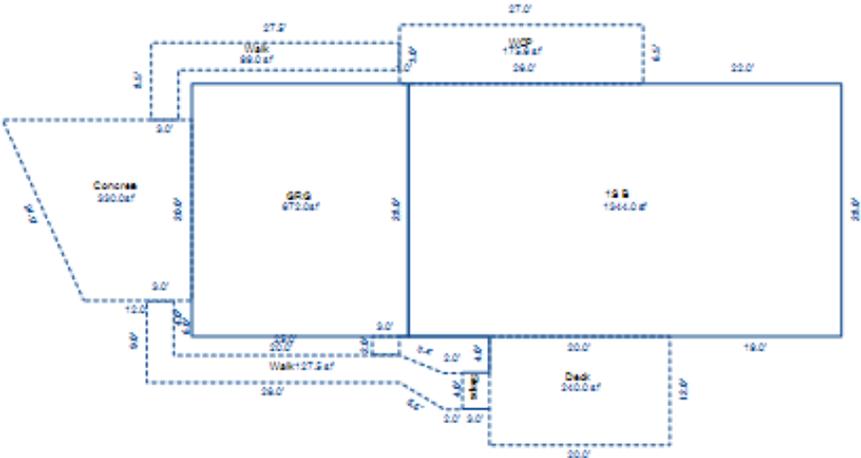
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	7,500	75,700	83,200			57,890C
2018	7,500	70,300	77,800			56,534C
2017	7,500	60,000	67,500			54,392C
2016	7,500	56,400	63,900			53,907C

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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 175 240	Type WCP (1 Story) Treated Wood	Year Built: 2000 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: 672 % 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 2000	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	X	Drywall													
(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	Gambrel Mansard Shed														
X	Asphalt Shingle	(10) Floor Support														
Chimney:		Recreation SF Living SF Walkout Doors No Floor SF														
		Joists: Unsupported Len: Cntr.Sup:														
		1 1														
		1000 Gal Septic 2000 Gal Septic														
		Lump Sum Items:														
		Public Water Public Sewer Water Well														
		1 1														
		1000 Gal Septic 2000 Gal Septic														
		Class: CD Effec. Age: 15 Floor Area: 1,344 Total Base New : 189,396 Total Depr Cost: 158,948 Estimated T.C.V: 143,053														
		E.C.F. X 0.900														
		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=85/100/100/100/85 Building Areas														
		Stories Exterior Foundation Size Cost New Depr. Cost														
		1 Story Siding Basement 1,344 Total: 131,282 111,590														
		Other Additions/Adjustments														
		Plumbing														
		Average Fixture(s) 1 933 793														
		3 Fixture Bath 1 2,929 2,490														
		Water/Sewer														
		1000 Gal Septic 1 3,453 2,935														
		Water Well, 50 Feet 1 1,962 1,668														
		Porches														
		WCP (1 Story) 175 5,010 4,258														
		Deck														
		Treated Wood 240 3,463 2,944														
		Garages														
		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)														
		Base Cost 672 18,823 16,000														
		Common Wall: 1 Wall 1 -1,906 -1,620														
		Door Opener 1 368 313														
		Class: CD Exterior: Pole (Unfinished)														
		Base Cost 960 16,512 14,035														
		Built-Ins														
		Appliance Allow. 1 1,467 1,247														
		Unit-in-Place Cost Items														
		ROOF STRUCT. (SQ FT) 1200 5,100 2,295 *														
		<<<<< 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.
CAVERLY KRISTOPHER LEE	CAVERLY KRISTOPHER L LV T	100	04/25/2012	QC	QUIT CLAIM	PTA	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
9721 W LOTAN RD	School: LAKE CITY - 57020		Garage	04/27/2007	20070791	Complete
	P.R.E. 77% 12/31/2012		New House	04/27/2007	20070205	Complete
Owner's Name/Address	MAP #:					
CAVERLY KRISTOPHER L LV TRUST PO BOX 743 LAKE CITY MI 49651	2019 Est TCV 224,518 TCV/TFA: 94.61					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES			
			Description	Frontage	Depth	Value
. SEC 21 T22N R8W LOTS 39, 40 & 41. CLAM RIVER WOODS & RAPIDS. 2012 COMBINATION 01/10/2013			* Factors * LOTS 39,40&41			
			Description	Front	Depth	Rate %Adj. Reason
			<Site Value A> CLAM RIVER 15K	15000	100	LOT 40
			<Site Value A> CLAM RIVER 15K	15000	100	LOT 39
		<Site Value A> CLAM RIVER 15K	15000	100	LOT 41	
			429 Actual Front Feet, 4.29 Total Acres			Total Est. Land Value = 45,000

Comments/Influences	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
HAS 4" WELL		Residential Local Cost Land Improvements			
		Description <td>Rate <td>Size % Good <td>Cash Value</td> </td></td>	Rate <td>Size % Good <td>Cash Value</td> </td>	Size % Good <td>Cash Value</td>	Cash Value
		LAND IMPROVE 2500	2,500.00	1 94	2,350
		Total Estimated Land Improvements True Cash Value =			2,350



Topography of Site

Level

X Rolling

X 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 22,500 89,800 112,300 86,059C

TPC 12/27/2017 INSPECTED 2018 22,500 83,800 106,300 84,042C

TPC 06/17/2011 INSPECTED 2017 22,500 79,200 101,700 82,314C

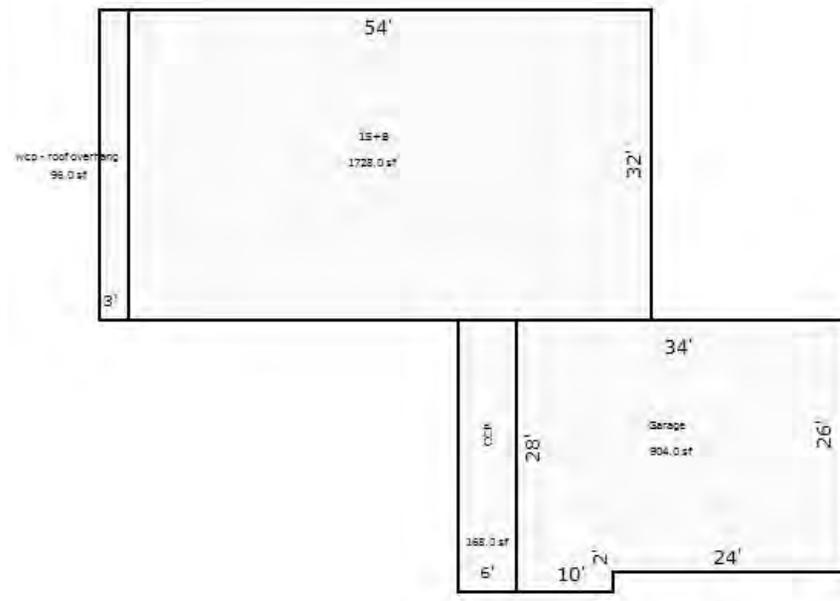
RJG 12/04/2008 INSPECTED 2016 22,500 74,800 97,300 81,580C

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

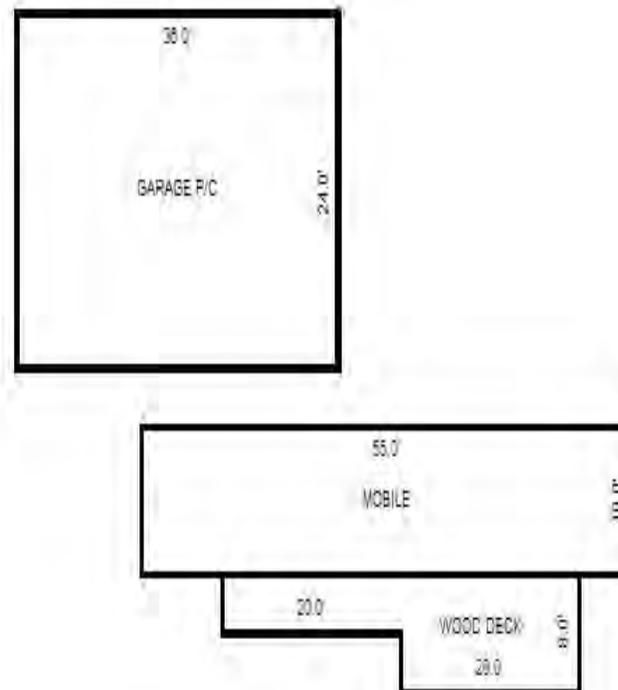
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher 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	Type CCP (1 Story)	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: 4 Mech. Doors: 0 Area: 964 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior		Trim & Decoration		Size of Closets		Doors		Condition: Average					
	Building Style: 1S		Ex	X	Ord		Min	Lg		X	Ord		Small	Room List					
	Yr Built 0	Remodeled 2008	Lump Sum Items:		Central Air Wood Furnace		(12) Electric		0 Amps Service		Class: C Effec. Age: 26 Floor Area: 1,823 Total Base New : 252,598 Total Depr Cost: 186,924 Estimated T.C.V: 168,232		E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:				
(1) Exterior		(5) Floors		Kitchen: Other: Other:			(6) Ceilings		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C		Blt 0				
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall		Ex.	X	Ord.		Min	No. of Elec. Outlets		Ground Area = 1728 SF Floor Area = 1823 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
	Insulation	(7) Excavation		Basement: 1728 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(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		1 Story Siding Foundation 1,728 1 Story Siding Overhang 95		Total: 190,688		141,110		Other Additions/Adjustments			
X	(2) Windows	Many Avg.	X	Large Avg.	(8) Basement		Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic		(14) Water/Sewer		Basement, Outside Entrance, Below Grade 1 1,942 1,437		Plumbing		Average Fixture(s) 1 1,120 829		Water/Sewer		
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		Lump Sum Items:		Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic		Porches		Average Fixture(s) 1 7,336 5,429		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Water Well, 100 Feet 1 4,407 3,261		Garages	
X	Double Glass Patio Doors Storms & Screens	1000	Recreation SF Living SF Walkout Doors No Floor SF	(10) Floor Support		Notes: ON LOT 40 ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCV: 168,232		Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Porches		CCP (1 Story) 168 3,424 2,534		Garages	
X	(3) Roof	1	Recreation SF Living SF Walkout Doors No Floor SF	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Porches		CCP (1 Story) 168 3,424 2,534		Garages	
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors No Floor SF	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Porches		CCP (1 Story) 168 3,424 2,534		Garages	
X	Asphalt Shingle		Recreation SF Living SF Walkout Doors No Floor SF	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Porches		CCP (1 Story) 168 3,424 2,534		Garages	
	Chimney:		Recreation SF Living SF Walkout Doors No Floor SF	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Porches		CCP (1 Story) 168 3,424 2,534		Garages	

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



Sketch by Apex Sketch

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



Sketch by Apex IVT

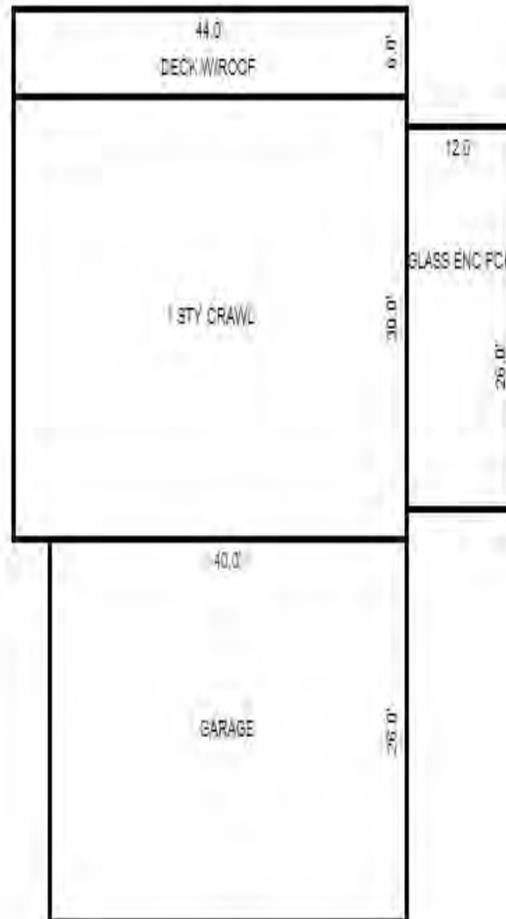
*** Information herein deemed reliable but not guaranteed***

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				
9811 W LOTAN RD		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 100% 08/16/2003										
JONES ROGER J JR & TERESA 9811 W LOTAN ROAD LAKE CITY MI 49651		MAP #:		2019 Est TCV 180,959 TCV/TFA: 137.09								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES								
. SEC 21 T22N R8W LOT 42 CLAM RIVER WOODS & RAPIDS.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
NEW HOUSE ETC FOR 04		Gravel Road		<Site Value A> CLAM RIVER 15K								
CORRECTED ECF FOR 05 USED 1.45 FOR 04 INSTEAD OF 1.58		Paved Road		80 Actual Front Feet, 1.99 Total Acres								
		Storm Sewer		Total Est. Land Value = 15,000								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description								
		Sewer		Rate								
		Electric		Size % Good								
		Gas		Cash Value								
		Curb		Description								
		Street Lights		Rate								
		Standard Utilities		Size % Good								
		Underground Utils.		Cash Value								
		Topography of Site		LAND IMPROVE 1000								
		Level		1,000.00								
		Rolling		Total Estimated Land Improvements True Cash Value = 950								
		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	7,500	83,000	90,500		63,016C		
		TPC 12/27/2017 INSPECTED			2018	7,500	73,600	81,100		61,540C		
		TPC 08/13/2017 INSPECTED			2017	7,500	69,300	76,800		60,275C		
					2016	7,500	65,200	72,700		59,738C		



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*** 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.

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

W LOTAN RD School: LAKE CITY - 57020 P.R.E. 100% 08/16/2003

Owner's Name/Address MAP #:

JONES ROGER J JR & TERESA 2019 Est TCV 22,414 TCV/TFA: 0.00

9811 W LOTAN ROAD X Improved Vacant Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES

LAKE CITY MI 49651 Public Improvements * Factors *

Taxpayer's Name/Address Description Frontage Depth Front Depth Rate %Adj. Reason Value

JONES ROGER J JR & TERESA <Site Value A> CLAM RIVER 15K 15000 100 15,000

9811 W LOTAN ROAD 80 Actual Front Feet, 1.81 Total Acres Total Est. Land Value = 15,000

LAKE CITY MI 49651 Land Improvement Cost Estimates

Tax Description Description Rate Size % Good Cash Value

. SEC 21 T22N R8W LOT 43 CLAM RIVER WOODS & RAPIDS. D/W/P: 3.5 Concrete 4.39 693 0 0

Comments/Influences Residential Local Cost Land Improvements

Standard Utilities Description Rate Size % Good Cash Value

Underground Utils. LAND IMPROVE 2500 2,500.00 1 95 2,375

Topography of Site Total Estimated Land Improvements True Cash Value = 2,375

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

X Rolling 2019 7,500 3,700 11,200 7,116C

X Low TPC 12/27/2017 INSPECTED 2018 7,500 4,400 11,900 6,950C

High TPC 08/13/2017 INSPECTED 2017 7,500 4,200 11,700 6,808C

Landscaped 2016 7,500 4,100 11,600 6,748C

Swamp Who When What

Wooded The Equalizer. Copyright (c) 1999 - 2009.

Pond Licensed To: Township of Lake, County of

X Waterfront Missaukee, Michigan

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

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	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: Exterior 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: 1+S		Trim & Decoration																																																					
Yr Built 0	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																																																			
		(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: 0 S.F. Height to Joists: 0.0			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																																																
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement																																																			
(3) Roof		(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																			
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors No Floor SF																																																			
X	Asphalt Shingle	(10) Floor Support		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic																																																			
Chimney: Brick				Lump Sum Items:																																																			
Cost Est. for Res. Bldg: 1 Single Family 1+S (11) Heating System: Forced Air w/ Ducts 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>Water/Sewer</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td></td> <td></td> <td>1</td> <td>3,453</td> <td>3,280</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td></td> <td></td> <td>1</td> <td>1,962</td> <td>1,864</td> </tr> <tr> <td>Unit-in-Place Cost Items</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>TRAVEL TRAILER</td> <td></td> <td></td> <td>500</td> <td>535</td> <td>455</td> </tr> <tr> <td>Totals:</td> <td></td> <td></td> <td></td> <td>5,950</td> <td>5,599</td> </tr> </tbody> </table> Notes: ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCv: 5,039														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	Water/Sewer						1000 Gal Septic			1	3,453	3,280	Water Well, 50 Feet			1	1,962	1,864	Unit-in-Place Cost Items						TRAVEL TRAILER			500	535	455	Totals:				5,950	5,599
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																		
Water/Sewer																																																							
1000 Gal Septic			1	3,453	3,280																																																		
Water Well, 50 Feet			1	1,962	1,864																																																		
Unit-in-Place Cost Items																																																							
TRAVEL TRAILER			500	535	455																																																		
Totals:				5,950	5,599																																																		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BLOOMFIELD ROBERT J & KAT	BLOOMFIELD ROBERT J & KAT	100	11/05/2013	QC	RELATED PARTY	2013-03769	PTA	0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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W LOTAN RD	School: LAKE CITY - 57020					
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	P.R.E. 100% 06/01/1995					
--	------------------------	--	--	--	--	--

Owner's Name/Address	MAP #:
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BLOOMFIELD ROBERT J & KATHLEEN 9861 W LOTAN LAKE CITY MI 49651	2019 Est TCV 15,000
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Improved	X	Vacant	Land Value Estimates for Land Table Riv	.CLAM RIVER AREA SUBS&SITES
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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> CLAM RIVER 15K					15000	100		15,000
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80 Actual Front Feet, 1.44 Total Acres								Total Est. Land Value = 15,000
--	--	--	--	--	--	--	--	--------------------------------

Tax Description	X	Value
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. SEC 21 T22N R8W LOT 44 CLAM RIVER WOODS & RAPIDS.	X	
---	---	--

Comments/Influences	X	Value
---------------------	---	-------

	X	
--	---	--

	X	
--	---	--

	X	
--	---	--

	X	
--	---	--

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

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

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

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

High		
------	--	--

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

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

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

Pond		
------	--	--

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

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

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

Flood Plain		
-------------	--	--

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
-----	------	------	------	------------	----------------	----------------	-----------------	----------------	---------------

			2019	7,500	0	7,500			2,868C
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TPC 12/27/2017 INSPECTED			2018	7,500	0	7,500			2,801C
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TPC 10/04/2011 INSPECTED			2017	7,500	0	7,500			2,744C
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			2016	7,500	0	7,500			2,720C
--	--	--	------	-------	---	-------	--	--	--------



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BLOOMFIELD ROBERT J & KAT	BLOOMFIELD ROBERT J & KAT	0	11/05/2013	QC	QUIT CLAIM	2013-03769 QD	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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9861 W LOTAN RD	School: LAKE CITY - 57020					
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	P.R.E. 100% 07/25/1994					
--	------------------------	--	--	--	--	--

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

BLOOMFIELD ROBERT J & KATHLEEN 9861 W LOTAN LAKE CITY MI 49651	2019 Est TCV 214,398 TCV/TFA: 96.23
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X Improved	Vacant	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
80 Actual Front Feet, 1.10 Total Acres Total Est. Land Value =								15,000

Tax Description	X	Land Improvement Cost Estimates
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. SEC 21 T22N R8W LOT 45 CLAM RIVER WOODS & RAPIDS.	X	
---	---	--

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					
	X	Sewer					
	X	Electric					
	X	Gas					
	X	Curb					
	X	Street Lights					
	X	Standard Utilities					
	X	Underground Utils.					
		Total Estimated Land Improvements True Cash Value =					4,375

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	7,500	99,700	107,200			74,814C
------	-------	--------	---------	--	--	---------

2018	7,500	88,500	96,000			73,061C
------	-------	--------	--------	--	--	---------

2017	7,500	78,900	86,400			71,559C
------	-------	--------	--------	--	--	---------

2016	7,500	78,400	85,900			70,921C
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Who	When	What
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TPC	12/27/2017	INSPECTED
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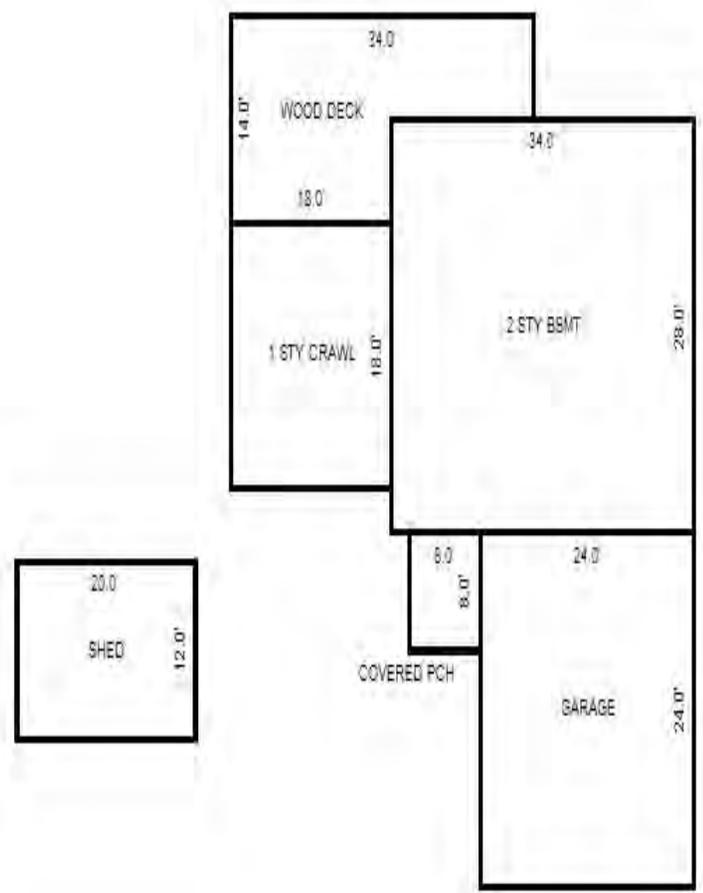
Licensed To: Township of Lake, County of Missaukee, Michigan



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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 64 380	Type WCP (1 Story) 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: 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: C +10 Effec. Age: 19 Floor Area: 2,228 Total Base New : 267,504 Total Depr Cost: 216,692 Estimated T.C.V: 195,023		E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:			
Building Style: 2S		Trim & Decoration		Central Air Wood Furnace			(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 2S		Cls C 10 Blt 1991					
Yr Built 1991	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Ground Area = 1276 SF Floor Area = 2228 SF.						
Condition: Average		Lg	X	Ord		Small	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81						
Room List		Size of Closets		200 Amps Service			Many		X	Ave.		Few				
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(13) Plumbing			Average Fixture(s)		1		2		3		2	
Kitchen: Other: Other:		(6) Ceilings		1			Average Fixture(s)		2		3		2		2	
(1) Exterior		X Drywall		2			3 Fixture Bath		2		2		2		2	
Wood/Shingle Aluminum/Vinyl Brick		X Drywall		2			2 Fixture Bath		2		2		2		2	
Insulation		(7) Excavation		2			Softener, Auto		2		2		2		2	
(2) Windows		Basement: 952 S.F. Crawl: 324 S.F. Slab: 0 S.F. Height to Joists: 0.0		2			Softener, Manual		2		2		2		2	
X	Many Avg. Few	X	Large Avg. Small	2			Solar Water Heat		2		2		2		2	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		8		2			No Plumbing		2		2		2		2	
X	Double Glass Patio Doors Storms & Screens	X		2			Extra Toilet		2		2		2		2	
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		2			Extra Sink		2		2		2		2	
X	Gable Hip Flat	Gambrel Mansard Shed		2			Separate Shower		2		2		2		2	
X	Asphalt Shingle	(9) Basement Finish		2			Ceramic Tile Floor		2		2		2		2	
Chimney: Metal		Lump Sum Items:		2			Ceramic Tile Wains		2		2		2		2	
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		2			Ceramic Tub Alcove Vent Fan		2		2		2		2	
		(14) Water/Sewer		2			Porches		2		2		2		2	
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		2			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		2		2		2		2	
		Lump Sum Items:		2			Decks		2		2		2		2	
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		2			Garages		2		2		2		2	
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		2			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		2		2		2		2	
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		2			Base Cost		2		2		2		2	
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		2			Common Wall: 1 Wall		2		2		2		2	
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		2			Built-Ins		2		2		2		2	
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		2			Appliance Allow.		2		2		2		2	
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		2			Notes:		2		2		2		2	
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		2			ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TC		2		2		2		2	

*** 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.
BLOOMFIELD ROBERT J & KAT	BLOOMFIELD ROBERT J & KAT	0	11/05/2013	QC	RELATED PARTY	2013-03769	PTA	0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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W LOTAN RD	School: LAKE CITY - 57020					
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	P.R.E. 100% 06/01/1995					
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Owner's Name/Address	MAP #:
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BLOOMFIELD ROBERT J & KATHLEEN 9861 W LOTAN LAKE CITY MI 49651	2019 Est TCV 15,000
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Improved	X	Vacant	Land Value Estimates for Land Table Riv	.CLAM RIVER AREA SUBS&SITES
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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> CLAM RIVER 15K					15000	100		15,000
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80 Actual Front Feet, 0.85 Total Acres								Total Est. Land Value = 15,000
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Tax Description	X	Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water	Sewer	X	Electric	Gas	Curb	Street Lights	Standard Utilities	X	Underground Utils.
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. SEC 21 T22N R8W LOT 46 CLAM RIVER WOODS & RAPIDS.																
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Comments/Influences	Topography of Site
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	Level
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	X Rolling
--	-----------

	X Low
--	-------

	High
--	------

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

	Swamp
--	-------

	Wooded
--	--------

	Pond
--	------

	X Waterfront
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	Ravine
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	Wetland
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	Flood Plain
--	-------------

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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Who	When	What	2019	7,500	0	7,500			2,868C
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TPC 12/27/2017 INSPECTED			2018	7,500	0	7,500			2,801C
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			2017	7,500	0	7,500			2,744C
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			2016	7,500	0	7,500			2,720C
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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.
MENTEL NICK & MENTEL JOYC	MEEK BRUCE & KIMBERLY	26,000	02/09/2018	WD	Multiple Vacant	2018-00465	PTA	100.0
MENTEL NICK	MENTEL NICK & MENTEL JOYC	0	09/08/2016	QC	RELATED PARTY	2016-02971		0.0

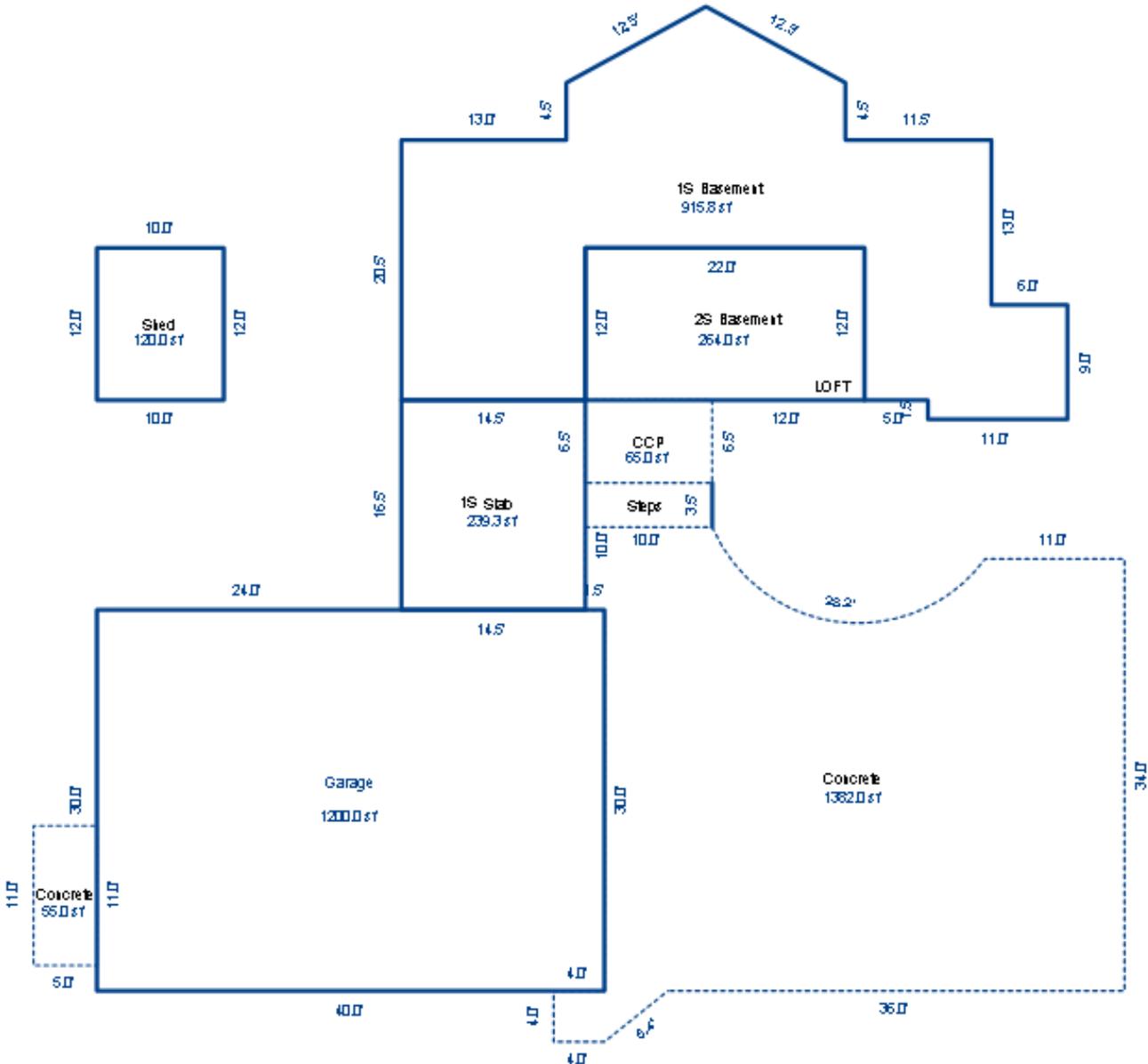
Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
W LOTAN RD	School: LAKE CITY - 57020		New House	04/03/2018	2018-0081	60%
Owner's Name/Address	P.R.E. 0%					
MEEK BRUCE & KIMBERLY 116 E NELSON ST CADILLAC MI 49601	MAP #: 2019 Est TCV 147,137 TCV/TFA: 87.48					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES								
			* Factors *								
Comments/Influences	X	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			. SEC 21 T22N R8W LOT & 47 & 48 CLAM RIVER WOODS & RAPIDS. 12/31/2018 COMBINE WITH LOT 47 FORMERLY . SEC 21 T22N R8W LOT & 48 CLAM RIVER WOODS & RAPIDS. 12/31/2018 COMBINE WITH LOT 47 CONSTRUCTION OF HOUSE ON PARCEL LINE	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: 4in Ren. Conc.	6.21	1472	50	4,570				
			Wood Frame	21.25	120	50	1,275				
			Total Estimated Land Improvements True Cash Value =							5,845	
			Topography of Site								
			Level								
	X		Rolling								
	X		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	15,000	58,600	73,600		73,600S
			JWV	08/17/2018	INSPECTED	2018	7,500	0	7,500		2,801C
			TPC	12/27/2017	INSPECTED	2017	7,500	0	7,500		2,744C
			TPC	10/04/2011	INSPECTED	2016	7,500	0	7,500		2,720C



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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.

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
9909 W LOTAN RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 74,652 TCV/TFA: 99.54					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
. SEC 21 T22N R8W LOT 49 CLAM RIVER WOODS & RAPIDS.			* Factors *						
			<Site Value A> CLAM RIVER 15K				15000	100	
Comments/Influences			100 Actual Front Feet, 0.77 Total Acres Total Est. Land Value = 15,000						



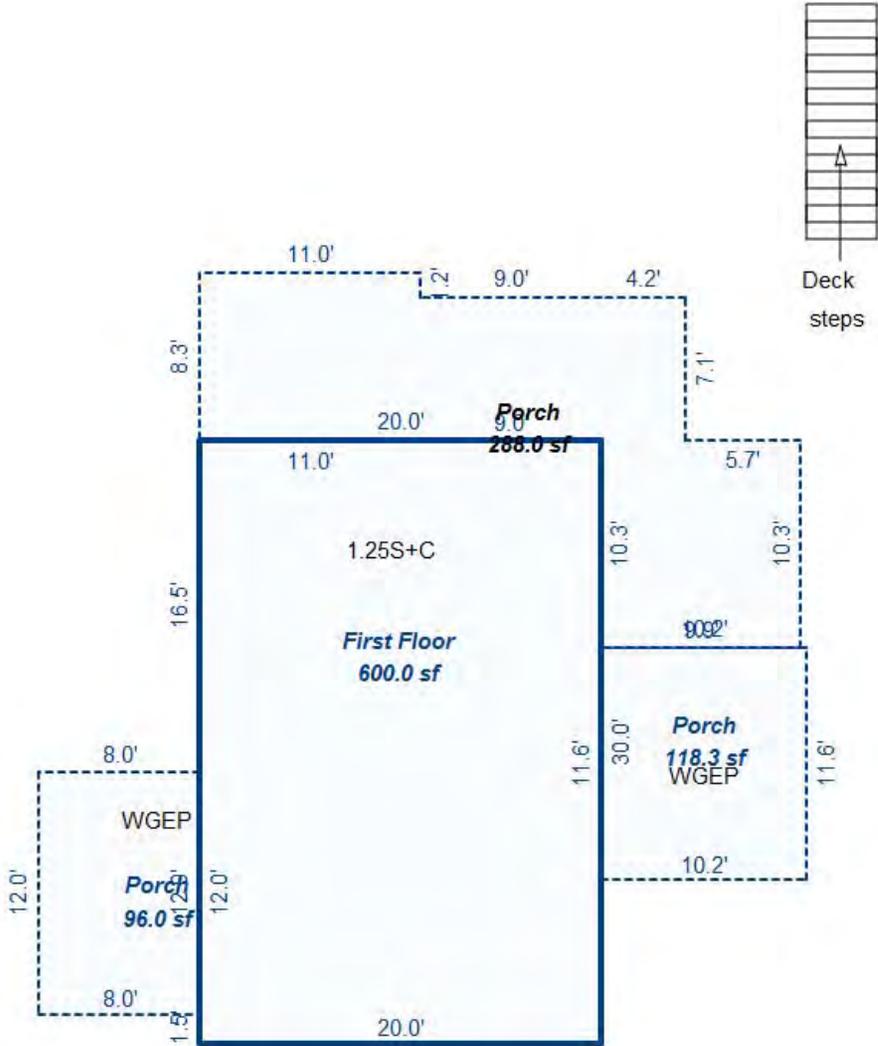
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water Sewer X Electric X Gas X Curb X Street Lights X Standard Utilities X Underground Utils.	2019	7,500	29,800	37,300			29,125C
X Level X Rolling X Low High Landscaped Swamp Wooded Pond X Waterfront Ravine Wetland Flood Plain	2018	7,500	28,600	36,100			28,443C
	2017	7,500	26,900	34,400			27,858C
	2016	7,500	25,300	32,800			27,610C

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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 96 118 288 75	Type WSEP (1 Story) WGEP (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 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: 1.25S		Trim & Decoration		X	Ex	Ord	X Min		Central Air Wood Furnace								
Yr Built 1991	Remodeled 0	Size of Closets			Lg	Ord	X Small		(12) Electric								
Condition: Average		Doors				Solid	X H.C.		200 Amps Service								
Room List		(5) Floors							Central Air Wood Furnace								
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:							(12) Electric								
(1) Exterior		(6) Ceilings							No./Qual. of Fixtures								
X	Wood/Shingle Aluminum/Vinyl Brick				Ex.	X Ord.	Min		Ex. X Ord. Min								
	Insulation								No. of Elec. Outlets								
(2) Windows		(7) Excavation			Many	X Ave.	Few		Many X Ave. Few								
	Many Avg. X Few		Basement: 0 S.F. Crawl: 600 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							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 1 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										Cls CD		Blt 1991					
(11) Heating System: Electric Wall Heat																	
Ground Area = 600 SF Floor Area = 750 SF.																	
Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71																	
Building Areas																	
Stories Exterior Foundation Size Cost New Depr. Cost																	
1.25 Story Siding Crawl Space 600																	
Total: 64,639 45,893																	
Other Additions/Adjustments																	
Plumbing																	
Average Fixture(s) 1 933 662																	
Water/Sewer																	
1000 Gal Septic 1 3,453 2,452																	
Water Well, 100 Feet 1 4,280 3,039																	
Porches																	
WSEP (1 Story) 96 3,927 2,788																	
WGEP (1 Story) 118 7,508 5,331																	
Deck																	
Treated Wood 288 3,902 2,770																	
Treated Wood 75 1,614 1,146																	
Built-Ins																	
Appliance Allow. 1 1,467 1,042																	
Fireplaces																	
Wood Stove 1 1,630 1,157																	
Totals: 93,353 66,280																	
Notes:																	
ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCY:														59,652			

*** 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.
PINHO JOSEPH &	METCALF HARRY M & SHERRY	59,800	01/16/2013	QC	RELATED PARTY	2013-00264	PTA	100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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W LOTAN 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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METCALF HARRY M & SHERRY L 105 BAYSHORE COURT PUNTA GORDA FL 33950	2019 Est TCV 15,000
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Improved	X	Vacant	Land Value Estimates for Land Table Riv	.CLAM RIVER AREA SUBS&SITES
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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> CLAM RIVER 15K					15000	100		15,000
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100 Actual Front Feet, 0.80 Total Acres					Total Est. Land Value =			15,000
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Tax Description	X	Value
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. SEC 21 T22N R8W LOT 50 CLAM RIVER WOODS & RAPIDS.	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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Topography of Site	X	Value
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Level	X	
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Rolling	X	
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Low	X	
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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	X	
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Ravine		
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Wetland		
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Flood Plain		
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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TPC 12/27/2017 INSPECTED			2019	7,500	0	7,500			6,347C
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TPC 10/04/2011 INSPECTED			2018	7,500	0	7,500			6,199C
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			2017	7,500	0	7,500			6,072C
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			2016	7,500	0	7,500			6,018C
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PINHO JOSEPH &	METCALF HARRY M & SHERRY	59,800	01/16/2013	QC	RELATED PARTY	2013-0264	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
9941 W LOTAN RD	School: LAKE CITY - 57020		Reroof	07/26/2012	2012-0340	100%
Owner's Name/Address	P.R.E. 0%					
METCALF HARRY M & SHERRY L 105 BAYSHORE COURT PUNTA GORDA FL 33950	MAP #:					
	2019 Est TCV 32,224 TCV/TFA: 38.36					

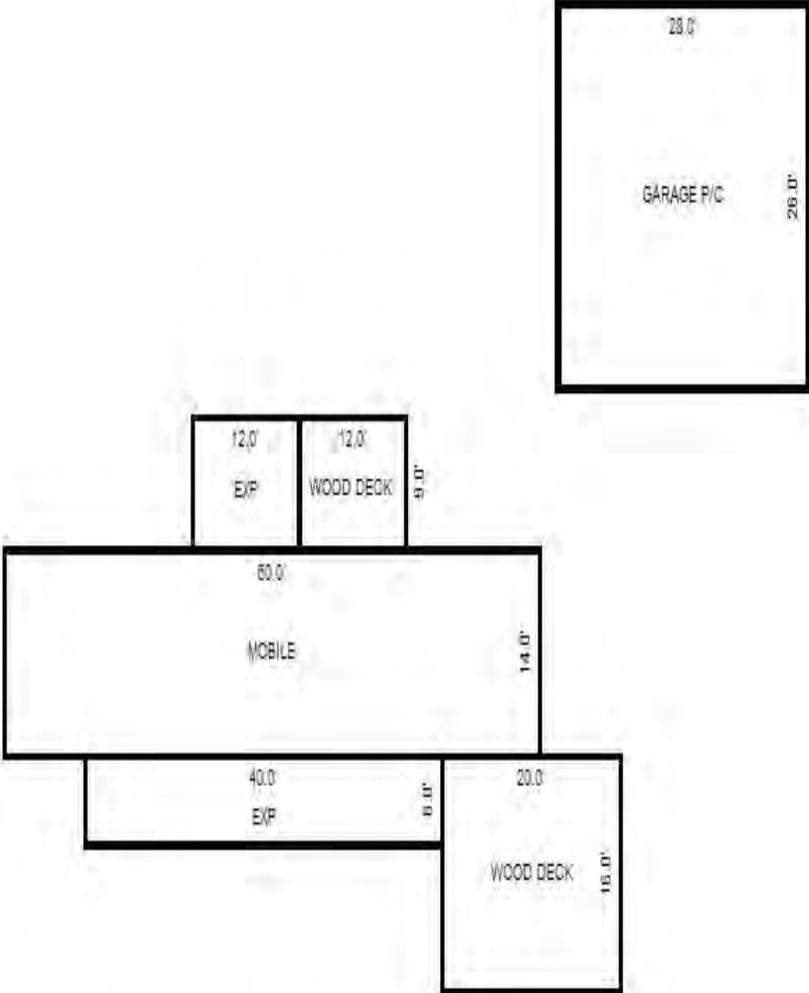
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES									
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value			
. SEC 21 T22N R8W LOT 51 CLAM RIVER WOODS & RAPIDS.	X		Dirt Road									
	X		Gravel Road									
	X		Paved Road									
	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	5.00	948	58	2,749					
			Total Estimated Land Improvements True Cash Value =					2,749				

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling	2019	7,500	8,600	16,100			15,023C
Low							
High							
Landscaped							
Swamp							
X Wooded	2018	7,500	8,400	15,900			14,671C
Pond							
X Waterfront	2017	7,500	8,400	15,900			14,370C
Ravine							
Wetland							
Flood Plain	2016	7,500	8,300	15,800			14,242C



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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.
PINHO JOSEPH &	METCALF HARRY M & SHERRY	59,800	01/16/2013	QC	RELATED PARTY	2013-00264 QC	PTA	100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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W LOTAN 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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METCALF HARRY M & SHERRY L 105 BAYSHORE COURT PUNTA GORDA FL 33950	2019 Est TCV 15,000
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Improved	X	Vacant	Land Value Estimates for Land Table Riv	.CLAM RIVER AREA SUBS&SITES
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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> CLAM RIVER 15K					15000	100		15,000
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100 Actual Front Feet, 0.73 Total Acres								Total Est. Land Value = 15,000
---	--	--	--	--	--	--	--	--------------------------------

Tax Description	X	Value
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. SEC 21 T22N R8W LOT 52 CLAM RIVER WOODS & RAPIDS.	X	
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Comments/Influences	X	Value
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	X	
--	---	--

	X	
--	---	--

	X	
--	---	--

	X	
--	---	--

	X	
--	---	--

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

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

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

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

High		
------	--	--

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

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

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

Pond		
------	--	--

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

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

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

Flood Plain		
-------------	--	--

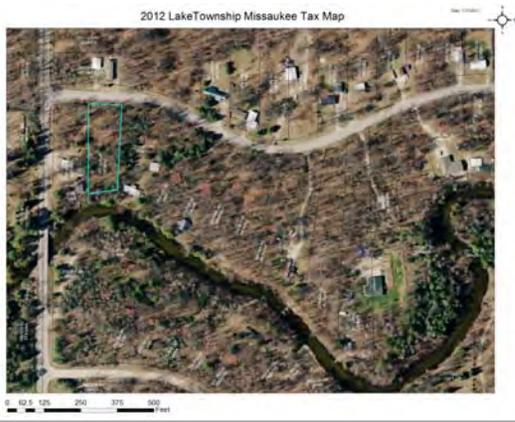
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
-----	------	------	------	------------	----------------	----------------	-----------------	----------------	---------------

			2019	7,500	0	7,500			6,347C
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			2018	7,500	0	7,500			6,199C
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			2017	7,500	0	7,500			6,072C
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			2016	7,500	0	7,500			6,018C
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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.
ESTRADA CAROLYN K	ESTRADA CAROLYN K	1	06/12/2018	QC	FAMILY SALE	2018-01942	PTA	0.0
ESTRADA STANLEY F & CAROL	ESTRADA CAROLYN K	0	05/15/2017	QC	FAMILY SALE	2018-00020	PTA	0.0

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

3747 S LACHANCE RD School: LAKE CITY - 57020
P.R.E. 100% 06/01/1995

Owner's Name/Address MAP #:

ESTRADA CAROLYN K 2019 Est TCV 115,760 TCV/TFA: 133.98
3747 S LACHANCE RD
LAKE CITY MI 49651

X Improved Vacant Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES

Public Improvements * Factors *

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

SEC 21 T22N R8W LOT 53 EXC N'LY 160 FT TH OF CLAM RIVER WOODS & RAPIDS. X Dirt Road <Site Value A> CLAM RIVER 15K 15000 100 15,000

10/17/2017 SPLIT TO 009-250-053-50 FORMERLY . SEC 21 T22N R8W LOT 53 CLAM RIVER WOODS & RAPIDS. X Gravel Road 90 Actual Front Feet, 0.44 Total Acres Total Est. Land Value = 15,000

Comments/Influences X Paved Road

100% VA EXMP SEC 211.b FOR 02 ADD TO ROLL PER STC FOR 04 SEE LTR IN NOTE FILE X Storm Sewer

GRG COMPLETE FOR 08. SPLIT NORTH AND SOUTH 1/2 OF LOT, NEW STUDIO CABIN ON NORTH 1/2 X Sidewalk

 X Water

 X Sewer

 X Electric

 Gas

 Curb

 Street Lights

 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	7,500	50,400	57,900	0M		0
2018	7,500	47,000	54,500	0M		0
2017	7,500	55,900	63,400	0M		0
2016	7,500	41,600	49,100	0D		0

Who When What

TPC 12/27/2017 INSPECTED

TPC 10/17/2017 INSPECTED

JWV 10/15/2016 INSPECTED

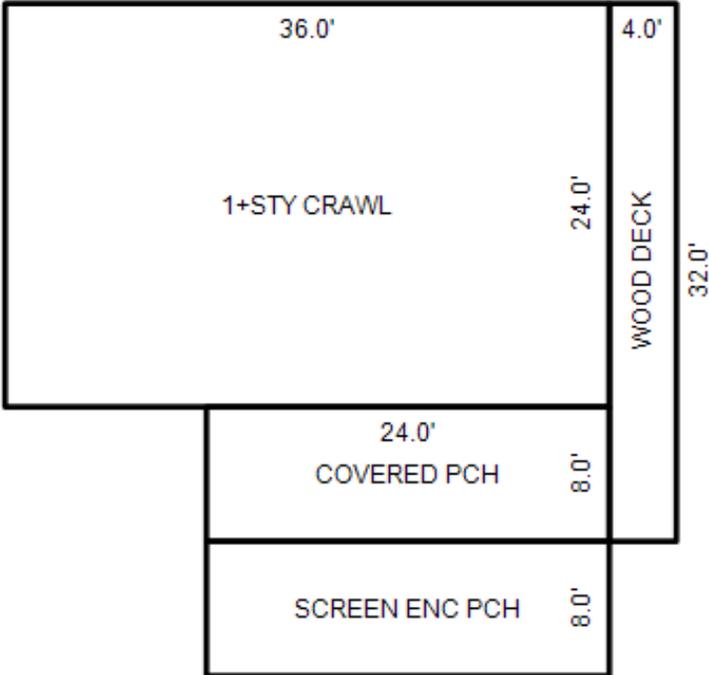
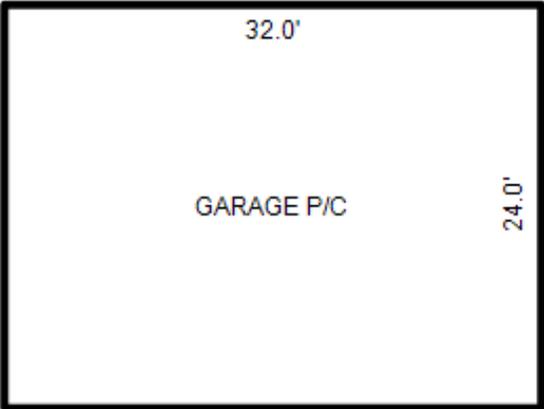
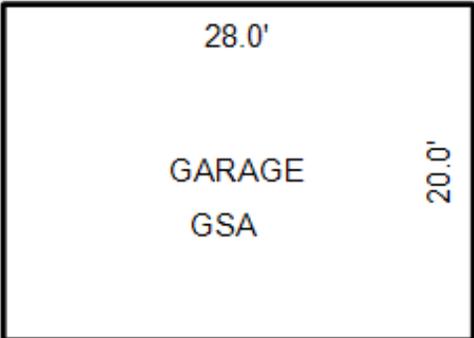


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*** Information herein deemed reliable but not guaranteed***

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 1 Wood Stove Direct-Vented Ga	Area 192 WCP (1 Story) 192 WSEP (1 Story) 128 Treated Wood	Year Built: 1977 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: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																																				
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior Trim & Decoration Ex Ord X Min Size of Closets Lg Ord X Small Doors Solid X H.C.			(11) Heating/Cooling 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 200 Amps Service			(15) Fireplaces Class: C +5 Effec. Age: 29 Floor Area: 864 Total Base New : 157,675 Total Depr Cost: 111,955 Estimated T.C.V: 100,760 E.C.F. X 0.900		(17) Garage Bsmnt Garage: Carport Area: Roof:																																																																																																																																					
Building Style: 1S		Condition: Average		Room List			Room List			Room List		Room List		Room List																																																																																																																																					
Yr Built 1977	Remodeled 0	Size of Closets		Size of Closets			Size of Closets			Size of Closets		Size of Closets		Size of Closets																																																																																																																																					
Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Other: Other:		Kitchen: Other: Other:			Kitchen: Other: Other:			Kitchen: Other: Other:		Kitchen: Other: Other:		Kitchen: Other: Other:																																																																																																																																					
(1) Exterior		X Tile		X Tile			X Tile			X Tile		X Tile		X Tile																																																																																																																																					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		(7) Excavation			(7) Excavation			(7) Excavation		(7) Excavation		(7) Excavation																																																																																																																																					
(2) Windows		X Many Avg. X Avg. Few Small		X Many Avg. X Avg. Few Small			X Many Avg. X Avg. Few Small			X Many Avg. X Avg. Few Small		X Many Avg. X Avg. Few Small		X Many Avg. X Avg. Few Small																																																																																																																																					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																																																																																																					
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(9) Basement Finish			(9) Basement Finish			(9) Basement Finish		(9) Basement Finish		(9) Basement Finish																																																																																																																																					
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		Recreation SF Living SF Walkout Doors No Floor SF			Recreation SF Living SF Walkout Doors No Floor SF			Recreation SF Living SF Walkout Doors No Floor SF		Recreation SF Living SF Walkout Doors No Floor SF		Recreation SF Living SF Walkout Doors No Floor SF																																																																																																																																					
X	Gable Hip Flat	Gambrel Mansard Shed		Gambrel Mansard Shed			Gambrel Mansard Shed			Gambrel Mansard Shed		Gambrel Mansard Shed		Gambrel Mansard Shed																																																																																																																																					
X	Asphalt Shingle	(10) Floor Support		(10) Floor Support			(10) Floor Support			(10) Floor Support		(10) Floor Support		(10) Floor Support																																																																																																																																					
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Joists: Unsupported Len: Cntr.Sup:			Joists: Unsupported Len: Cntr.Sup:			Joists: Unsupported Len: Cntr.Sup:		Joists: Unsupported Len: Cntr.Sup:		Joists: Unsupported Len: Cntr.Sup:																																																																																																																																					
Lump Sum Items:		Lump Sum Items:			Lump Sum Items:			Lump Sum Items:			Lump Sum Items:		Lump Sum Items:																																																																																																																																						
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 864 SF Floor Area = 864 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71 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>864</td> <td>93,323</td> <td>66,265</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td colspan="3">Plumbing</td> <td>Average Fixture(s)</td> <td>1</td> <td>1,120</td> <td>795</td> </tr> <tr> <td colspan="3">Water/Sewer</td> <td>1000 Gal Septic</td> <td>1</td> <td>3,691</td> <td>2,621</td> </tr> <tr> <td colspan="3"></td> <td>Water Well, 50 Feet</td> <td>1</td> <td>2,038</td> <td>1,447</td> </tr> <tr> <td colspan="6">Porches</td> </tr> <tr> <td colspan="3"></td> <td>WCP (1 Story)</td> <td>192</td> <td>5,933</td> <td>4,212</td> </tr> <tr> <td colspan="3"></td> <td>WSEP (1 Story)</td> <td>192</td> <td>7,494</td> <td>5,321</td> </tr> <tr> <td colspan="6">Deck</td> </tr> <tr> <td colspan="3"></td> <td>Treated Wood</td> <td>128</td> <td>2,344</td> <td>1,664</td> </tr> <tr> <td colspan="6">Garages</td> </tr> <tr> <td colspan="3">Class: C Exterior: Pole (Unfinished)</td> <td>Base Cost</td> <td>768</td> <td>15,567</td> <td>11,053</td> </tr> <tr> <td colspan="3">Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)</td> <td>Base Cost</td> <td>560</td> <td>16,565</td> <td>11,761</td> </tr> <tr> <td colspan="3"></td> <td>Storage Over Garage</td> <td>560</td> <td>5,197</td> <td>3,690</td> </tr> <tr> <td colspan="3"></td> <td>Door Opener</td> <td>1</td> <td>368</td> <td>261</td> </tr> <tr> <td colspan="6">Built-Ins</td> </tr> <tr> <td colspan="3"></td> <td>Appliance Allow.</td> <td>1</td> <td>2,099</td> <td>1,490</td> </tr> <tr> <td colspan="6">Fireplaces</td> </tr> <tr> <td colspan="3"></td> <td>Wood Stove</td> <td>1</td> <td>1,936</td> <td>1,375</td> </tr> </tbody> </table>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	864	93,323	66,265	Other Additions/Adjustments						Plumbing			Average Fixture(s)	1	1,120	795	Water/Sewer			1000 Gal Septic	1	3,691	2,621				Water Well, 50 Feet	1	2,038	1,447	Porches									WCP (1 Story)	192	5,933	4,212				WSEP (1 Story)	192	7,494	5,321	Deck									Treated Wood	128	2,344	1,664	Garages						Class: C Exterior: Pole (Unfinished)			Base Cost	768	15,567	11,053	Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost	560	16,565	11,761				Storage Over Garage	560	5,197	3,690				Door Opener	1	368	261	Built-Ins									Appliance Allow.	1	2,099	1,490	Fireplaces									Wood Stove	1	1,936	1,375	<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>	
Stories	Exterior	Foundation	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.
ESTRADA CAROLYN K	ESTRADA CAROLYN K	0	06/12/2018	QC	FAMILY SALE	2018-01941	PTA	0.0
ESTRADA STANLEY F & CAROL	ESTRADA CAROLYN K	0	05/15/2017	QC	FAMILY SALE	2018-00020	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
9991 W LOTAN RD			Addition	08/23/2016	2016-0390	100%
Owner's Name/Address	P.R.E. 0%		SEWER	07/21/2016	5703-420	Complete
ESTRADA CAROLYN K 3747 S LA CHANCE RD LAKE CITY MI 49651	MAP #:					
	2019 Est TCV 86,463 TCV/TFA: 112.58					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS									
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value			
SEC 21 T22N R8W N'LY 160 FT OF LOT 53 CLAM RIVER WOODS & RAPIDS. 10/17/2017 SPLIT FROM 009-250-053-00 Comments/Influences			Dirt Road									
			Gravel Road									
			Paved Road									
			Storm Sewer									
			Sidewalk									
			Water									
			Sewer									
			Electric									
			Gas									
			Curb									
			Street Lights									
			Standard Utilities									
			Underground Utils.									

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
Total Estimated Land Improvements True Cash Value =					2,713

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2019	2,500	40,700	43,200			40,755C
Rolling	2018	2,500	37,300	39,800			39,800S
Low	2017	0	0	0			0
High	2016	0	0	0			0

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	08/05/2017	INSPECTED	2018	2,500	37,300	39,800			39,800S
TPC	10/17/2017	INSPECTED	2017	0	0	0			0
			2016	0	0	0			0

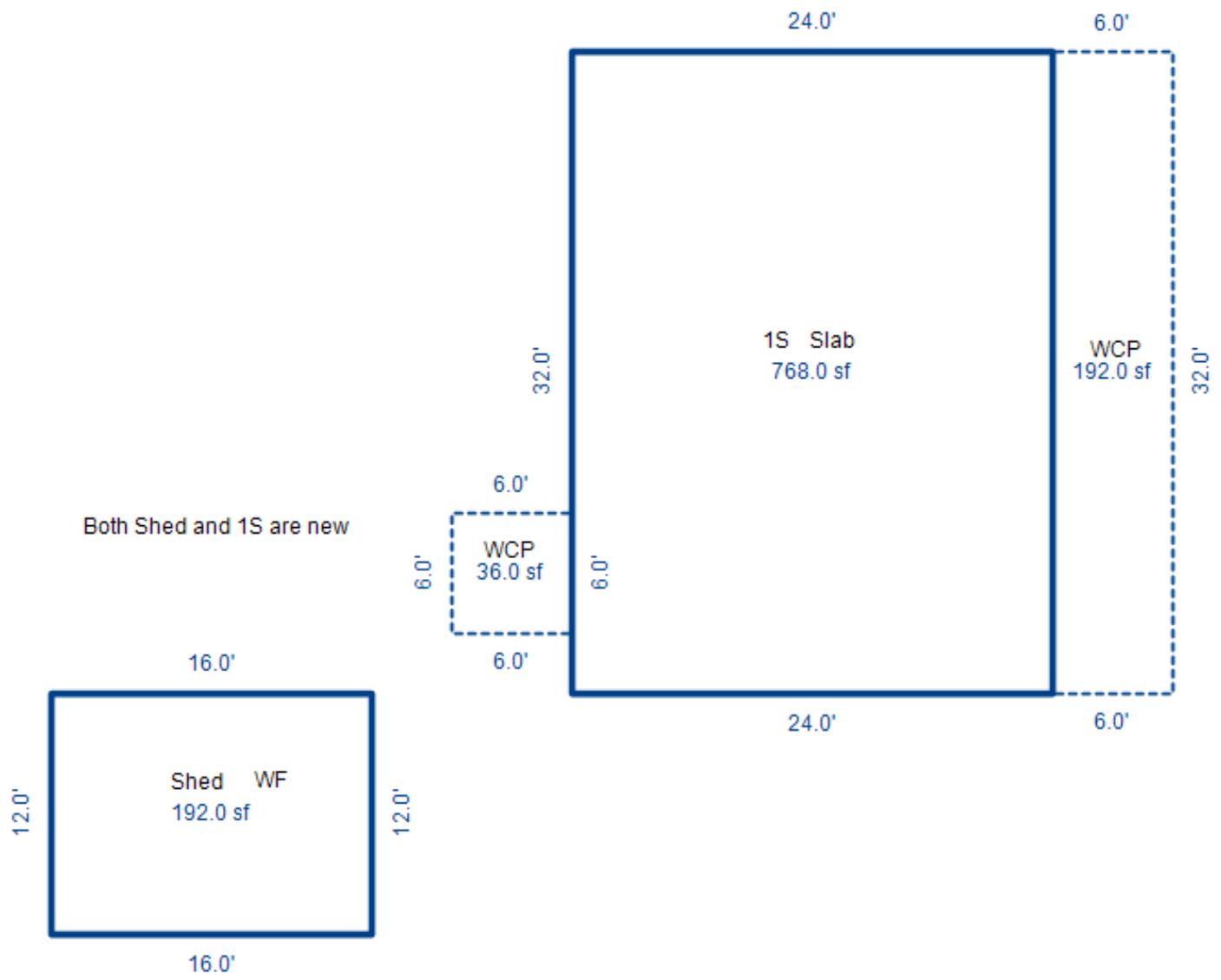


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family	0	Eavestrough	X	Gas	0	Oil	Elec.	Appliance Allow.	Interior 1 Story	192	WCP	(1 Story)	Year Built:	Car Capacity:			
	Mobile Home		Insulation		Wood										Coal	Steam	Interior 2 Story	36
	Town Home	0	Front Overhang		Forced Air w/o Ducts				Garbage Disposal	2nd/Same Stack	192	Roof Cover Onl		Exterior:				
	Duplex	0	Other Overhang		Forced Air w/ Ducts				Bath Heater	Exterior 1 Story				Brick Ven.:				
	A-Frame				Forced Hot Water				Vent Fan	Exterior 2 Story				Stone Ven.:				
	Wood Frame		(4) Interior		Electric Baseboard				Hot Tub	Prefab 1 Story				Common Wall:				
			Drywall		Elec. Ceil. Radiant				Unvented Hood	Prefab 2 Story				Foundation:				
			Paneled		Radiant (in-floor)				Vented Hood	Heat Circulator				Finished ?:				
	Building Style:		Plaster		Electric Wall Heat				Intercom	Raised Hearth				Auto. Doors:				
	LOG		Wood T&G		Space Heater				Jacuzzi Tub	Wood Stove				Mech. Doors:				
	Yr Built		Trim & Decoration		Wall/Floor Furnace				Jacuzzi repl.Tub	Direct-Vented Ga				Area:				
	Remodeled		Ex		Forced Heat & Cool				Oven					% Good:				
	2017	0	Ord		Heat Pump				Microwave	Class: C				Storage Area:				
	Condition:	Average	Min		No Heating/Cooling				Standard Range	Effec. Age: 1				No Conc. Floor:				
			Size of Closets		Central Air				Self Clean Range	Floor Area: 768				Bsmnt Garage:				
			Lg		Wood Furnace				Sauna	Total Base New : 88,384				Carport Area:				
			Doors		(12) Electric				Trash Compactor	Total Depr Cost: 87,500				Roof:				
			Solid		0 Amps Service				Central Vacuum	Estimated T.C.V: 78,750				E.C.F. X 0.900				
			H.C.						Security System									
	Room List		(5) Floors															
	Basement		Kitchen:															
	1st Floor		Other:															
	2nd Floor		Other:															
	Bedrooms																	
	(1) Exterior		(6) Ceilings		No./Qual. of Fixtures													
	Wood/Shingle				Ex.													
	Aluminum/Vinyl				Ord.													
	Brick				Min													
	Insulation				No. of Elec. Outlets													
	(2) Windows		(7) Excavation		Many													
	Many				Ave.													
	Avg.		Basement: 0 S.F.		Few													
	Large		Crawl: 0 S.F.		(13) Plumbing													
	Avg.		Slab: 768 S.F.		1													
	Few		Height to Joists: 0.0		Average Fixture(s)													
	Small		(8) Basement		3 Fixture Bath													
	Wood Sash				2 Fixture Bath													
	Metal Sash		Conc. Block		Softener, Auto													
	Vinyl Sash		Poured Conc.		Softener, Manual													
	Double Hung		Stone		Solar Water Heat													
	Horiz. Slide		Treated Wood		No Plumbing													
	Casement		Concrete Floor		Extra Toilet													
	Double Glass		(9) Basement Finish		Extra Sink													
	Patio Doors		Recreation SF		Separate Shower													
	Storms & Screens		Living SF		Ceramic Tile Floor													
	(3) Roof		Walkout Doors		Ceramic Tile Wains													
	Gable		No Floor SF		Ceramic Tub Alcove													
	Hip		(10) Floor Support		Vent Fan													
	Flat		Joists:		(14) Water/Sewer													
	Asphalt Shingle		Unsupported Len:		Public Water													
	Chimney:		Cntr.Sup:		Public Sewer													
			1		Water Well													
			2000 Gal Septic		1000 Gal Septic													
			Lump Sum Items:		2000 Gal Septic													

*** 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.
CLARK CHARLES E	ZEMANSKI MARTIN D	0	03/16/2015	DC	CERTIFICATE OF DEATH	2015-02552		0.0
CLARK CHARLES E	CLARK CHARLES E & ZEMANSK	1	02/13/2015	QC	QUIT CLAIM	2015-00648		0.0
PHELPS DOMINIC L (DC OF)	CLARK CHARLES E	0	12/16/2004	DC	CERTIFICATE OF DEATH	2007/3136		0.0

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

W CLAM RIVER DR	School: LAKE CITY - 57020					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
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ZEMANSKI MARTIN D 22886 WARNER FARMINGTON MI 48336	2019 Est TCV 16,575
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Improved	X	Vacant	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
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Public Improvements	* Factors *				Value
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason

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	Description	Rate	Size % Good	Cash Value
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. SEC 21 T22N R8W LOT 54 CLAM RIVER WOODS & RAPIDS.	<Site Value A> CLAM RIVER 15K	15000	100	15,000
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Comments/Influences	90 Actual Front Feet, 1.15 Total Acres	Total Est. Land Value =		15,000
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Land Improvement Cost Estimates		Rate	Size % Good	Cash Value
Description				

Fencing: Wd, Split, 2 Rail		11.09	200 71	1,575
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Total Estimated Land Improvements True Cash Value =			1,575
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
--------------------	------	------------	----------------	----------------	-----------------	----------------	---------------

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						



Who	When	What	2019	7,500	800	8,300			3,213C
		TPC 12/27/2017 INSPECTED	2018	7,500	500	8,000			3,138C
		TPC 10/04/2011 INSPECTED	2017	7,500	500	8,000			3,074C
			2016	7,500	500	8,000			3,047C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CLARK CHARLES E	ZEMANSKI MARTIN D	0	03/16/2015	DC	CERTIFICATE OF DEATH	2015-02552		0.0
CLARK CHARLES E	CLARK CHARLES E & ZEMANSK	1	02/13/2015	QC	QUIT CLAIM	2015-00647		0.0
PHELPS DOMINIC L (DC OF)	CLARK CHARLES E	0	12/16/2004	OTH	Not Qualified	2007/3136		0.0

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

9970 W CLAM RIVER DR
 School: LAKE CITY - 57020
 P.R.E. 0%

Owner's Name/Address
 ZEMANSKI MARTIN D
 22886 WARNER
 FARMINGTON MI 48336
 MAP #:
 2019 Est TCV 36,082 TCV/TFA: 26.22

X	Improved	Vacant	Land Value Estimates for Land Table Riv	.CLAM RIVER AREA SUBS&SITES
---	----------	--------	---	-----------------------------

Public Improvements		* Factors *				Value
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
<Site Value A> CLAM RIVER 15K					15000 100	15,000
100 Actual Front Feet, 1.29 Total Acres Total Est. Land Value =						15,000

Land Improvement Cost Estimates		Rate	Size % Good	Cash Value
Description				
Wood Frame		34.75	60 56	1,168
Total Estimated Land Improvements True Cash Value =				1,168

X	Electric	Gas	Curb	Street Lights	Standard Utilities	X	Underground Utils.
---	----------	-----	------	---------------	--------------------	---	--------------------

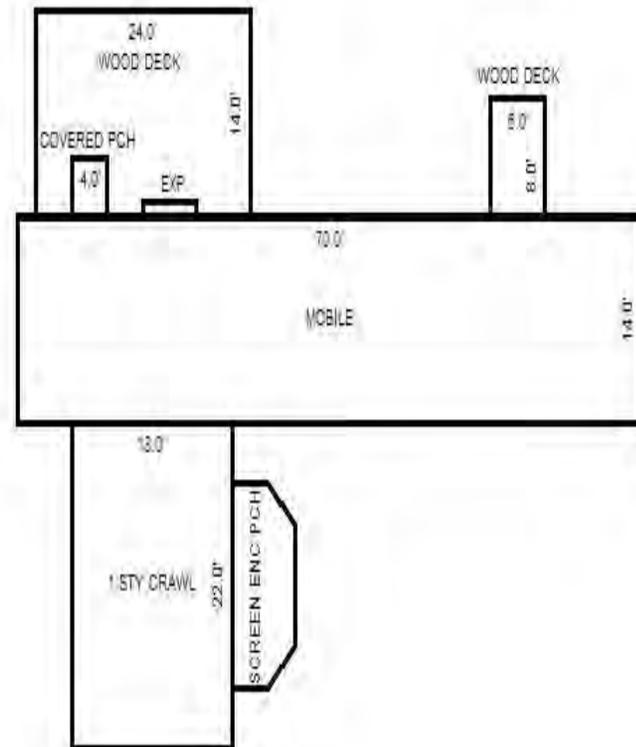
Topography of Site

X	Level	X	Rolling	X	Low		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	7,500	10,500	18,000			18,000S
		TPC 12/27/2017 INSPECTED	2018	7,500	10,700	18,200			18,200S
			2017	7,500	10,700	18,200			18,200S
			2016	7,500	10,600	18,100			18,100S

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*** 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.
CLARK CHARLES E	ZEMANSKI MARTIN D	0	03/16/2015	DC	CERTIFICATE OF DEATH	2015-02552		0.0
CLARK CHARLES E	CLARK CHARLES E & ZEMANSK	1	02/13/2015	QC	QUIT CLAIM	2015-00647		0.0
PHELPS DOMINIC L (DC OF)	CLARK CHARLES E	0	12/16/2004	OTH	Not Qualified	2007/3136		0.0

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

9940 W CLAM RIVER DR	School: LAKE CITY - 57020					
----------------------	---------------------------	--	--	--	--	--

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

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

ZEMANSKI MARTIN D 22886 WARNER FARMINGTON MI 48336	2019 Est TCV 44,386 TCV/TFA: 118.36
--	-------------------------------------

X Improved	Vacant	Land Value Estimates for Land Table Riv	.CLAM RIVER AREA SUBS&SITES
------------	--------	---	-----------------------------

Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
-------------	----------	-------	-------	-------	------	-------	--------	-------

<Site Value A> CLAM RIVER 15K					15000	100		15,000
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100 Actual Front Feet, 1.02 Total Acres							Total Est. Land Value =	15,000
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Tax Description	X	Improvements
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. SEC 21 T22N R8W LOT 56 CLAM RIVER WOODS & RAPIDS.	X	Dirt Road
---	---	-----------

Comments/Influences	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.
--	---	--------------------

Topography of Site

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

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

X	Low
---	-----

	High
--	------

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

	Swamp
--	-------

	Wooded
--	--------

	Pond
--	------

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

	Ravine
--	--------

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

	Flood Plain
--	-------------

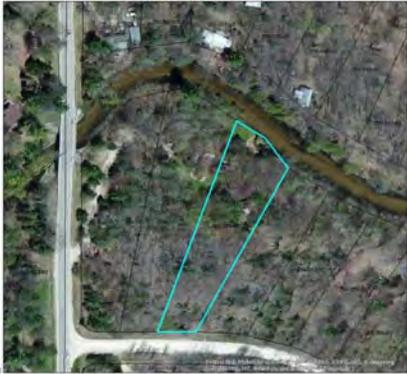
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
------	------------	----------------	----------------	-----------------	----------------	---------------

Who	When	What	2019	7,500	14,700	22,200			14,754C
-----	------	------	------	-------	--------	--------	--	--	---------

TPC 12/27/2017 INSPECTED			2018	7,500	11,800	19,300			14,409C
--------------------------	--	--	------	-------	--------	--------	--	--	---------

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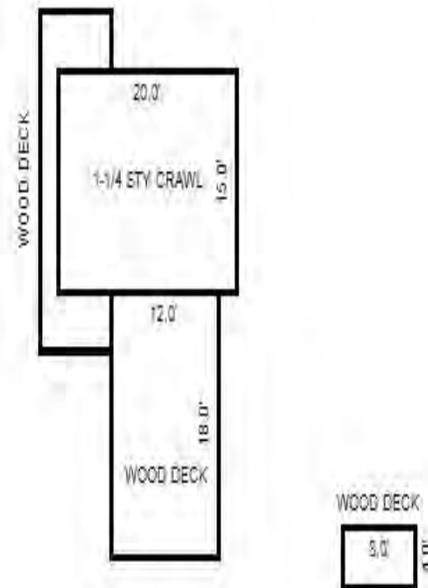
2015 Parcel Map



*** 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	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 216 32 78	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		Plaster Wood T&G																		
Building Style: 1.25S		Trim & Decoration			Ex	Ord	X	Min															
Yr Built 1992	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 Bedrooms	Kitchen: Other: Other:			(12) Electric																		
					200 Amps Service																		
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures																		
					Ex.	Ord.	X	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: 300 S.F. Slab: 0 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																	
	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 Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																	
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish			(14) Water/Sewer																		
			Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																		
(3) Roof		(10) Floor Support			Lump Sum Items:																		
X	Gable Hip Flat		Gambrel Mansard Shed		1 Joists: Unsupported Len: Cntr.Sup:																		
X	Asphalt Shingle																						
Chimney: Metal																							
Cost Est. for Res. Bldg: 1 Single Family 1.25S										Cls D		Blt 1992											
(11) Heating System: Space Heater										Ground Area = 300 SF		Floor Area = 375 SF.											
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82										Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
1.25 Story										Siding		Crawl Space		300		Total:		29,838		24,467			
Other Additions/Adjustments										Deck		Treated Wood		216		3,162		2,593					
										Treated Wood		32		1,022		838							
										Treated Wood		78		1,618		1,327							
Water/Sewer										Water Well, 100 Feet		1		4,178		3,426							
Notes:										Totals:		39,818		32,651									
										ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCV:				29,386									

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Sketch by Apex IVT

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CLARK CHARLES E	ZEMANSKI MARTIN D	0	03/16/2015	DC	CERTIFICATE OF DEATH	2015-02552		0.0
CLARK CHARLES E	CLARK CHARLES E & ZEMANSK	1	02/13/2015	QC	RELATED PARTY	2015-02367		0.0
PHELPS DOMINIC L & CLARK	CLARK CHARLES E	0	04/27/2005	QC	Not Qualified	05-0/1798		0.0

Property Address: W CLAM RIVER 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: ZEMANSKI MARTIN D
 22886 WARNER FARMINGTON MI 48336
 2019 Est TCV 15,000

Improved X Vacant Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES

Public Improvements * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value A> CLAM RIVER 15K 15000 100 15,000
 100 Actual Front Feet, 0.78 Total Acres Total Est. Land Value = 15,000

Tax Description: . SEC 21 T22(R8W LOT 57 CLAM RIVER WOODS & RAPIDS.

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



Topography of Site
 Level
 X Rolling
 X 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	7,500	0	7,500			2,868C
2018	7,500	0	7,500			2,801C
2017	7,500	0	7,500			2,744C
2016	7,500	0	7,500			2,720C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CLARK CHARLES E	ZEMANSKI MARTIN D	0	03/16/2015	DC	CERTIFICATE OF DEATH	2015-02552		0.0
CLARK CHARLES E	CLARK CHARLES E & ZEMANSK	1	02/13/2015	QC	RELATED PARTY	2015-02367		0.0
PHELPS DOMINIC L & CLARK	CLARK CHARLES E	0	04/27/2005	QC	Not Qualified	05-0/1798		0.0

Property Address: W CLAM RIVER 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: ZEMANSKI MARTIN D
 22886 WARNER
 FARMINGTON MI 48336
 2019 Est TCV 15,000

Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
 * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value A> CLAM RIVER 15K 15000 100 15,000
 100 Actual Front Feet, 0.71 Total Acres Total Est. Land Value = 15,000

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

Tax Description: . SEC 21 T22N R8W LOT 58 CLAM RIVER WOODS & RAPIDS.
 Comments/Influences:



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	7,500	0	7,500			2,868C
		TPC 12/27/2017 INSPECTED	2018	7,500	0	7,500			2,801C
		TPC 10/04/2011 INSPECTED	2017	7,500	0	7,500			2,744C
			2016	7,500	0	7,500			2,720C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PRESTON JAMES G & BRENDA	JONES ROGER & TERESA	38,000	12/13/2013	WD	WARRANTY DEED	2013-04213 WD	PTA	100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W CLAM RIVER DR	School: LAKE CITY - 57020		Pole Barn	09/29/2015	2015-0474	100%

Owner's Name/Address	MAP #:	2019 Est TCV 40,548 TCV/TFA: 0.00
JONES ROGER & TERESA 9811 W LOTAN RD LAKE CITY MI 49651		

Tax Description	Public Improvements	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
. SEC 21 T22N R8W LOT 59 CLAM RIVER WOODS & RAPIDS.	<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Vacant <input checked="" type="checkbox"/> Dirt Road <input checked="" type="checkbox"/> Gravel Road <input type="checkbox"/> Paved Road <input type="checkbox"/> Storm Sewer <input type="checkbox"/> Sidewalk <input type="checkbox"/> Water Sewer <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/> Curb <input type="checkbox"/> Street Lights <input type="checkbox"/> Standard Utilities <input checked="" type="checkbox"/> Underground Utils.	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value <Site Value A> CLAM RIVER 15K 15000 100 15,000 100 Actual Front Feet, 0.69 Total Acres Total Est. Land Value = 15,000

Comments/Influences



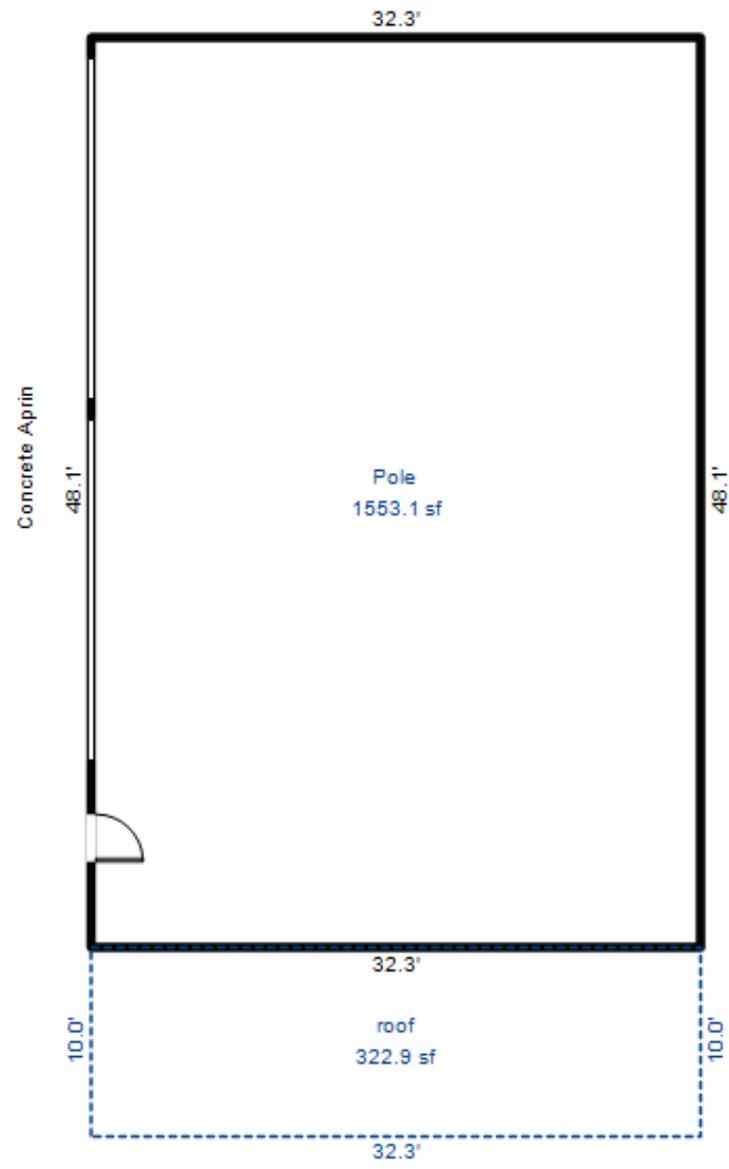
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	7,500	12,800	20,300			17,423C
		TPC 12/27/2017 INSPECTED	2018	7,500	11,900	19,400			17,015C
		TPC 01/03/2014 INSPECTED	2017	7,500	11,200	18,700			16,666C
		TPC 10/04/2011 INSPECTED	2016	7,500	10,500	18,000			16,518C

*** 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 322	Type Roof Cover Onl	Year Built: 2015 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: 1553 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Bsmnt Garage:	Carport Area: Roof:																																															
	Town 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	Class: C +5 Effec. Age: 1 Floor Area: 0 Total Base New : 28,674 Total Depr Cost: 28,387 Estimated T.C.V: 25,548																																											
Duplex		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		E.C.F. X 0.900																																																		
A-Frame		Drywall Paneled		Plaster Wood T&G			(12) Electric																																																				
Wood Frame		Trim & Decoration		Ex. Ord Min			0 Amps Service																																																				
Building Style: GRG		Size of Closets		Lg Ord Small			No./Qual. of Fixtures																																																				
Yr Built 2015	Remodeled 0	Doors Solid H.C.		Ex. Ord Min			No. of Elec. Outlets																																																				
Condition: Average		(5) Floors		Many Ave. Few			(13) Plumbing																																																				
Room List		Kitchen: Other: Other:		(7) Excavation			Average Fixture(s)																																																				
Basement	1st Floor	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement			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																																																				
2nd Floor	Bedrooms	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer																																																				
(1) Exterior		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																				
Wood/Shingle	Aluminum/Vinyl			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:																																																				
Brick	Insulation																																																										
(2) Windows																																																											
Many Avg. Few	Large Avg. Small																																																										
(3) Roof																																																											
Gable	Gambrel																																																										
Hip	Mansard																																																										
Flat	Shed																																																										
Asphalt Shingle																																																											
Chimney:																																																											
Cost Est. for Res. Bldg: 1 Single Family GRG Cls C 5 Blt 2015 (11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99 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>Plumbing</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>3 Fixture Bath</td> <td></td> <td></td> <td>1</td> <td>-3,525</td> <td>-3,490</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>w/Roof (Roof portion)</td> <td></td> <td></td> <td>322</td> <td>3,764</td> <td>3,726</td> </tr> <tr> <td>Garages</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>1553</td> <td>28,435</td> <td>28,151</td> </tr> <tr> <td>Base Cost</td> <td></td> <td></td> <td>Totals:</td> <td>28,674</td> <td>28,387</td> </tr> </tbody> </table> Notes: ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCV: 25,548												Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	Plumbing						3 Fixture Bath			1	-3,525	-3,490	Deck						w/Roof (Roof portion)			322	3,764	3,726	Garages						Class: C Exterior: Pole (Unfinished)			1553	28,435	28,151	Base Cost			Totals:	28,674	28,387
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																						
Plumbing																																																											
3 Fixture Bath			1	-3,525	-3,490																																																						
Deck																																																											
w/Roof (Roof portion)			322	3,764	3,726																																																						
Garages																																																											
Class: C Exterior: Pole (Unfinished)			1553	28,435	28,151																																																						
Base Cost			Totals:	28,674	28,387																																																						

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PRESTON JAMES G & BRENDA	JONES ROGER & TERESA	38,000	12/13/2013	WD	WARRANTY DEED	2013-04213 WD	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
9888 W CLAM RIVER DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
JONES ROGER & TERESA 9811 W LOTAN RD LAKE CITY MI 49651	MAP #:					
	2019 Est TCV 38,671 TCV/TFA: 42.50					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES			
			Description	Frontage	Depth	Value
. SEC 21 T22N R8W LOT 60 CLAM RIVER WOODS & RAPIDS.	X		* Factors *			
			<Site Value A> CLAM RIVER 15K	15000	100	15,000
			100 Actual Front Feet, 0.69 Total Acres Total Est. Land Value = 15,000			

Comments/Influences	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
	X	Wood Frame	21.52	60 45	581
		Total Estimated Land Improvements True Cash Value = 581			

Topography of Site	X	Level	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
			2019	7,500	11,800	19,300			18,164C
			2018	7,500	11,200	18,700			17,739C
			2017	7,500	12,200	19,700			17,375C
			2016	7,500	11,100	18,600			17,221C

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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 20	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: HUD		Trim & Decoration													
Yr Built 1989		Remodeled 0		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											
	Basement 1st Floor 2nd Floor 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 HUD					Cls D		Blt 1989	
X	Wood/Shingle Aluminum/Vinyl Brick			X Ex. Ord. Min			(11) Heating System: Forced Air w/ Ducts								
Insulation				No. of Elec. Outlets			Ground Area = 910 SF Floor Area = 910 SF.								
(2) Windows				Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75								
X	Many Avg. X Few	Large Avg. X Small		(7) Excavation			Building Areas								
				Basement: 0 S.F. Crawl: 0 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 Piers 910								
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			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			Other Additions/Adjustments								
				(9) Basement Finish			Water/Sewer								
				Recreation SF Living SF Walkout Doors No Floor SF			1000 Gal Septic 1 3,235 2,426 Water Well, 50 Feet 1 1,895 1,421								
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			Deck Treated Wood 20 666 499								
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:			Totals: 76,969 57,725								
Chimney: Metal				1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Notes: ECF (415,510 CLAM RIVER AREA SUBS RES) 0.400 => TCV: 23,090								
				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.
PRESTON JAMES G & BRENDA	JONES ROGER & TERESA	38,000	12/13/2013	WD	WARRANTY DEED	2013-04213 WD		100.0

Property Address: W CLAM RIVER 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: JONES ROGER & TERESA
 9811 W LOTAN RD
 LAKE CITY MI 49651

2019 Est TCV 15,000

Improved X Vacant Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES

Public Improvements * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value

<Site Value A> CLAM RIVER 15K 15000 100 15,000
 100 Actual Front Feet, 0.71 Total Acres Total Est. Land Value = 15,000

Tax Description: . SEC 21 T22N R8W LOT 61 CLAM RIVER WOODS & RAPIDS.

Comments/Influences

- X Dirt Road
- 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.

Topography of Site

- X Level
- X Rolling
- X 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	7,500	0	7,500			6,347C
2018	7,500	0	7,500			6,199C
2017	7,500	0	7,500			6,072C
2016	7,500	0	7,500			6,018C

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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.
SPRIK DON & CINDY	PRESTON JAMES G & BRENDA	145,000	11/21/2013	WD	WARRANTY DEED	2013-03962 WD	PTA	100.0
DAHLQUIST KEITH L & VERA	SPRIK DON & CINDY	14,000	03/21/2011	WD	Arms Length	2011-00850WD	PTA	100.0
DAHLQUIST VERA M		0	03/21/2011	TR	TRUSTEE'S DEED	2011-00846CTST	PTA	0.0
DAHLQUIST KEITH L		0	03/21/2011	TR	TRUSTEE'S DEED	2011-00847 CTS	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
W CLAM RIVER DR			Shed	12/21/2018	2018-0696	100%
			VIOLATION LETTER	05/06/2018	2018-99996	100%
			MISSING PERMIT	01/26/2018	2017-99997	100%

Owner's Name/Address	MAP #:	2019 Est TCV 22,560
PRESTON JAMES G & BRENDA G 9844 W CALM RIVER DR LAKE CITY MI 49651		

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
SEC 21 T22N R8W LOT 62 CLAM RIVER WOODS & RAPIDS.				
Comments/Influences				



Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road	<Site Value A> CLAM RIVER 15K					15000	100		15,000
X Gravel Road	100 Actual Front Feet, 0.68 Total Acres							Total Est. Land Value =	15,000
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	7,500	3,800	11,300			10,147C
X Rolling							
X Low	2018	7,500	0	7,500			6,199C
X High	2017	7,500	0	7,500			6,072C
X Landscaped	2016	7,500	0	7,500			6,018C
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X 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.
SPRIK DON & CINDY	PRESTON JAMES G & BRENDA	145,000	11/21/2013	WD	WARRANTY DEED	2013-03962 WD	PTA	100.0
DAHLQUIST KEITH L & VERA	SPRIK DON & CINDY	12,000	03/21/2011	WD	LAND CONTRACT	2011-01504	PTA	100.0
DAHLQUIST VERA M		0	03/21/2011	TR	TRUSTEE'S DEED	2011-00846CTST	PTA	0.0
DAHLQUIST KEITH L		0	03/21/2011	TR	TRUSTEE'S DEED	2011-00847 CTS	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
9844 W CLAM RIVER DR			New House	06/02/2011	2011-0239	100%

Owner's Name/Address	MAP #:
PRESTON JAMES G & BRENDA G 9844 W CLAM RIVER DR LAKE CITY MI 49651	2019 Est TCV 176,063 TCV/TFA: 143.96

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES			
			Description	Frontage	Depth	Value
. SEC 21 T22N R8W LOT 63 CLAM RIVER WOODS & RAPIDS.	X		<Site Value A> CLAM RIVER 15K	15000	100	15,000
			100 Actual Front Feet, 0.63 Total Acres	Total Est. Land Value =		15,000

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
	X	Dirt Road	D/W/P: 4in Ren. Conc.	6.21	400 0	0	
	X	Gravel Road	D/W/P: 3.5 Concrete	5.00	140 0	0	
	X	Paved Road	Residential Local Cost Land Improvements				
	X	Storm Sewer	Description	Rate	Size % Good	Cash Value	
	X	Sidewalk	LAND IMPROVE 2500	2,500.00	1 94	2,350	
	X	Water	Total Estimated Land Improvements True Cash Value =				2,350
	X	Sewer					
	X	Electric					
	X	Gas					
	X	Curb					
	X	Street Lights					
	X	Standard Utilities					
	X	Underground Utils.					

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Rolling	2019	7,500	80,500	88,000			67,507C
	X	Low	2018	7,500	73,700	81,200			65,925C
	X	High	2017	7,500	72,200	79,700			64,570C
	X	Landscaped	2016	7,500	68,000	75,500			63,995C
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							

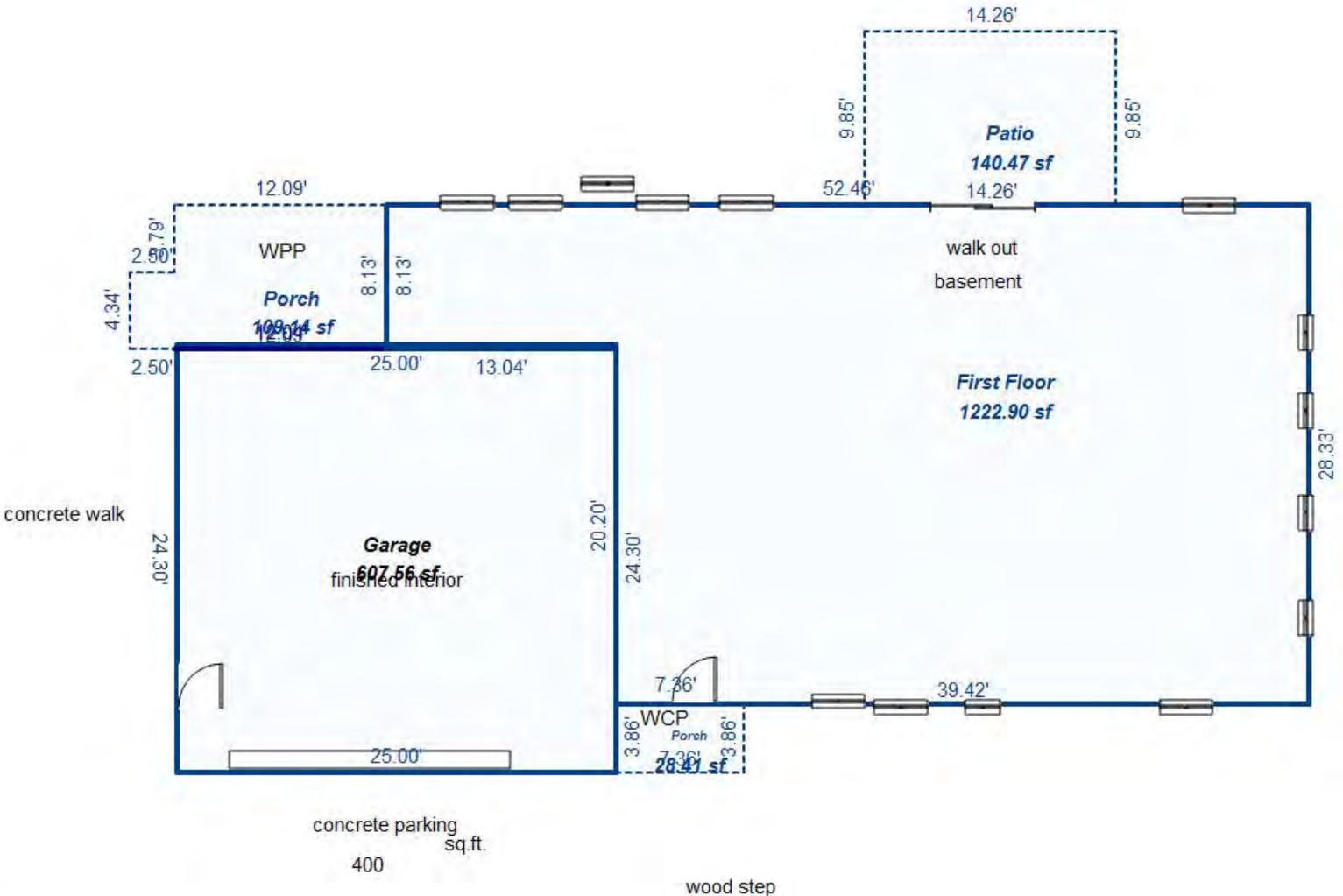


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*** Information herein deemed reliable but not guaranteed***

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		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 28 109	Type WCP (1 Story) WPP	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: 607 % 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 2011	Remodeled 0	Ex	Ord	Min	Size of Closets													
Condition: Average		Lg	Ord	Small	Doors			Solid			H.C.							
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric			0 Amps Service			Class: C +5 Effec. Age: 5 Floor Area: 1,223 Total Base New : 185,651 Total Depr Cost: 176,348 Estimated T.C.V: 158,713			E.C.F. X 0.900		
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1223 SF Floor Area = 1223 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95			Cls C 5 Blt 2011					
(1) Exterior				Ex. Ord. Min			No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
	Wood/Shingle Aluminum/Vinyl Brick Insulation			(7) Excavation			(13) Plumbing			1 Story Siding Basement 1,223			Total: 144,229 136,998					
(2) Windows		Basement: 1223 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			(14) Water/Sewer			Other Additions/Adjustments Basement, Outside Entrance, Below Grade			1 1,942 1,845					
X	Many Avg. X Few	Large Avg. X Small		(8) Basement						Plumbing Average Fixture(s) 1 1,120 1,064 2 Fixture Bath 1 2,359 2,241 Water/Sewer 1000 Gal Septic 1 3,691 3,506 Water Well, 100 Feet 1 4,407 4,187								
	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						Porches WCP (1 Story) 28 1,611 1,530 WPP 109 2,325 2,209								
(3) Roof		Recreation SF Living SF 1 Walkout Doors No Floor SF		(10) Floor Support						Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 607 23,491 22,316 Common Wall: 1 Wall 1 -2,038 -1,936 Door Opener 1 415 394								
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Built-Ins Appliance Allow. 1 2,099 1,994			Totals: 185,651 176,348					
X	Asphalt Shingle			Lump Sum Items:						Notes: ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCV: 158,713								
Chimney:																		

*** 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.

Property Address: W CLAM RIVER 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: DAHLQUIST FRANCIS A
 WIGGINS CINDY
 917 COTEY ST
 CADILLAC MI 49601

2019 Est TCV 15,000

Improved X Vacant Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES

Public Improvements * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value

<Site Value A> CLAM RIVER 15K 15000 100 15,000
 100 Actual Front Feet, 0.73 Total Acres Total Est. Land Value = 15,000

Tax Description: . SEC 21 T22N R8W LOT 64 CLAM RIVER WOODS & RAPIDS.

Comments/Influences



- X Dirt Road
- 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.

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	7,500	0	7,500			2,792C
2018	7,500	0	7,500			2,727C
2017	7,500	0	7,500			2,671C
2016	7,500	0	7,500			2,648C

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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.

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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9790 W CLAM RIVER DR School: LAKE CITY - 57020

P.R.E. 100% 07/25/1994

Owner's Name/Address MAP #:

DAHLQUIST FRANCIS A 2019 Est TCV 126,769 TCV/TFA: 88.28

WIGGINS CINDY

917 COTEY ST

CADILLAC MI 49601

Tax Description

. SEC 21 T22N R8W LOT 65 CLAM RIVER WOODS & RAPIDS.

Comments/Influences

X	Improved	Vacant	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
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Public Improvements	* Factors *
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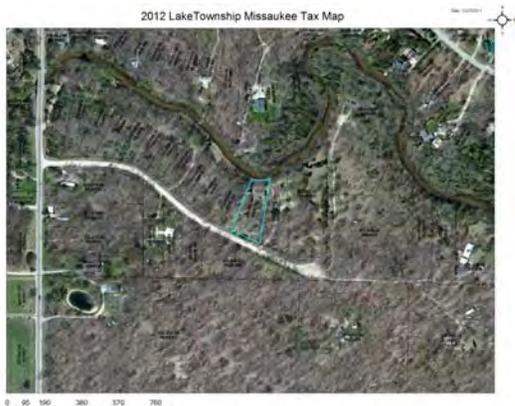
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> CLAM RIVER 15K					15000	100		15,000
100 Actual Front Feet, 0.86 Total Acres Total Est. Land Value =								15,000

Land Improvement Cost Estimates			
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Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.68	257	71	854
Wood Frame	18.33	140	71	1,822
Total Estimated Land Improvements True Cash Value =				2,676

X	Topography of Site
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X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Rolling	2019	7,500	55,900	63,400			46,867C
	Low	2018	7,500	50,800	58,300			45,769C
	High	2017	7,500	47,800	55,300			44,828C
	Landscaped	2016	7,500	45,000	52,500			44,429C
	Swamp							
	Wooded							
	Pond							
X	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

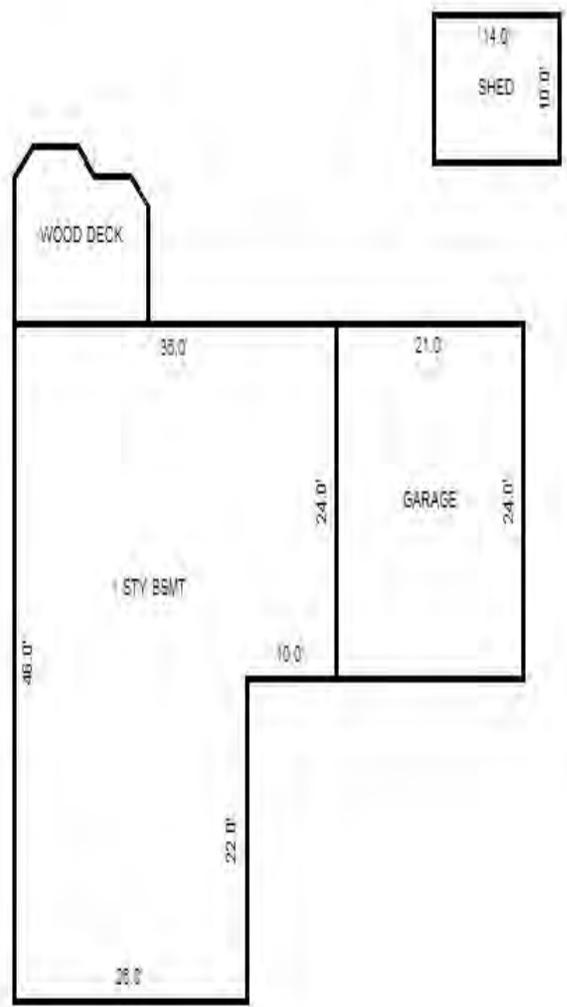


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*** Information herein deemed reliable but not guaranteed***

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	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 213	Type Treated Wood	Year Built: 1975 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: 504 % 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: 29 Floor Area: 1,436 Total Base New : 170,721 Total Depr Cost: 121,214 Estimated T.C.V: 109,093		E.C.F. X 0.900		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 1975	
Yr Built 1975	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Ground Area = 1436 SF		Floor Area = 1436 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71	
Condition: Average		Lg		Ord	X	Small	No. of Elec. Outlets			Building Areas		Stories		Exterior	
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Foundation		Size		Cost New	
Basement	1st Floor						1 Average Fixture(s)			Basement		1,436		Total: 142,627 101,266	
2nd Floor	3 Bedrooms						1 3 Fixture Bath			Other Additions/Adjustments					
(1) Exterior							2 Fixture Bath			Plumbing		Average Fixture(s)		1 933 662	
Wood/Shingle	Aluminum/Vinyl						Softener, Auto			Water/Sewer		1000 Gal Septic		1 3,453 2,452	
Brick	Insulation						Softener, Manual			Solar Water Heat		1 1,962 1,393			
(2) Windows							No Plumbing			Deck		Treated Wood		213 3,201 2,273	
Many	X	Avg.	X	Avg.			Extra Toilet			Garages		Class: CD Exterior: Siding		Foundation: 42 Inch (Unfinished)	
Few							Extra Sink			Base Cost		504 15,417 10,946			
Wood Sash	Metal Sash						Separate Shower			Common Wall: 1 Wall		1 -1,906 -1,353			
Vinyl Sash	Double Hung						Ceramic Tile Floor			Built-Ins		Appliance Allow.		1 1,467 1,042	
Double Hung	Horiz. Slide						Ceramic Tile Wains			Fireplaces		Interior 1 Story		1 3,567 2,533	
Casement	Double Glass						Ceramic Tub Alcove			Totals:		170,721 121,214			
Patio Doors	Storms & Screens						Vent Fan			Notes:		ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TC		V: 109,093	
(3) Roof							(14) Water/Sewer								
X	Gable						Public Water								
	Hip						Public Sewer								
	Flat						Water Well								
X	Asphalt Shingle						1 1000 Gal Septic								
Chimney: Block							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.
DAHLQUIST VERA M LIVING T	DAHLQUIST CARMEN	0	10/10/2014	QC	RELATED PARTY	2014-03443		100.0
DAHLQUIST VERA M	DAHLQUIST VERA M LIVING T	0	01/14/2014	DC	CERTIFICATE OF DEATH	SOC SEC DEATH		100.0
DAHLQUIST-GOTTESMAN	DAHLQUIST VERA M LIV TR	0	03/16/2011	QC	QUIT CLAIM	2011-00845QC	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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9770 W CLAM RIVER DR	School: LAKE CITY - 57020					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
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DAHLQUIST CARMEN 204 JANE WAY GREENWOOD SC 29649	2019 Est TCV 148,131 TCV/TFA: 86.02
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X	Improved	Vacant	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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X	Dirt Road								
X	Gravel Road								
	Paved Road								
	Storm Sewer								
	Sidewalk								
	Water								
	Sewer								
X	Electric								
	Gas								
	Curb								
	Street Lights								
	Standard Utilities								
X	Underground Utils.								

Tax Description	Value
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. SEC 21 T22N R8W LOT 66 CLAM RIVER WOODS & RAPIDS.	15,000
Comments/Influences	100 Actual Front Feet, 1.06 Total Acres Total Est. Land Value = 15,000

GRG IS ON 250-067-00	Description	Rate	Size	% Good	Cash Value
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	Residential Local Cost Land Improvements				
	Description	Rate	Size	% Good	Cash Value
	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						
X	Rolling						
	Low						
	High						
	Landscaped						
	Swamp						
	Wooded						
	Pond						
X	Waterfront						
	Ravine						
	Wetland						
	Flood Plain						

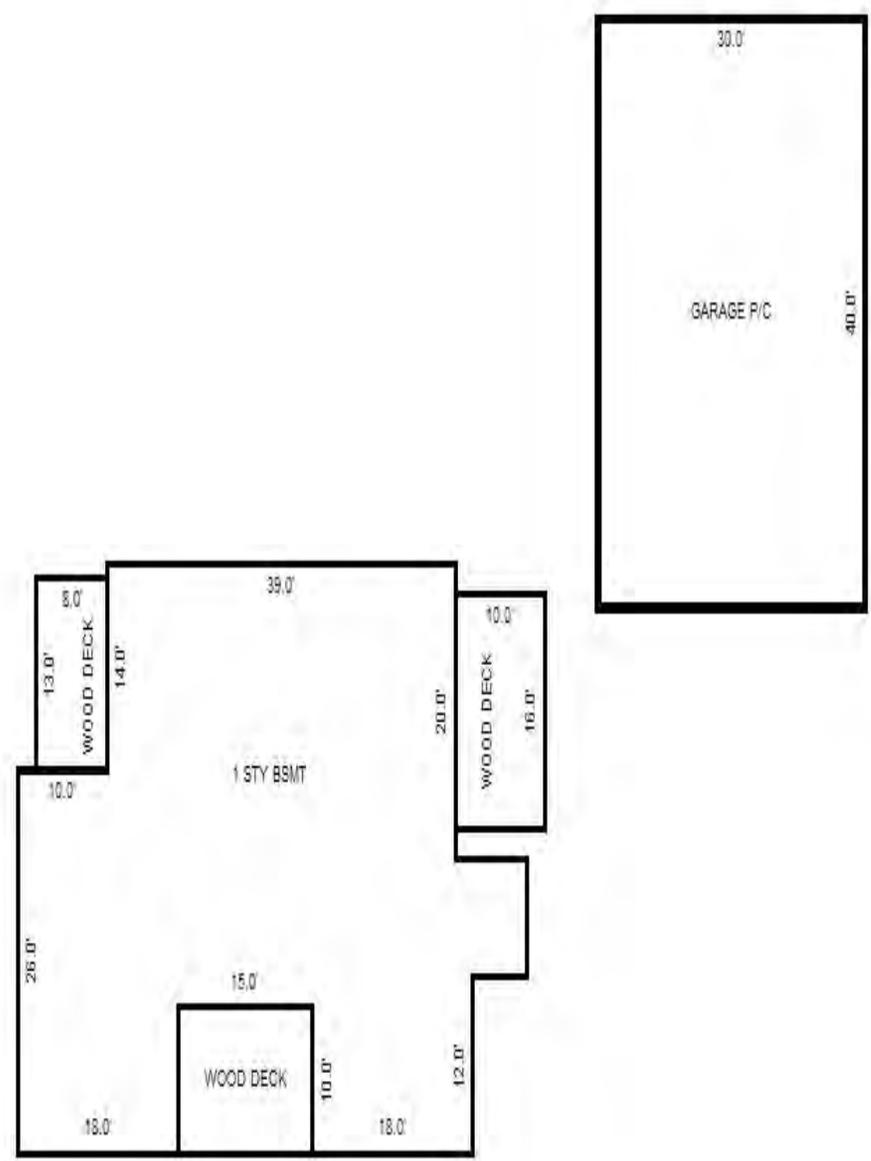


Who	When	What	2019	7,500	66,600	74,100			56,077C
		TPC 12/27/2017 INSPECTED	2018	7,500	60,500	68,000			54,763C
			2017	7,500	57,000	64,500			53,637C
			2016	7,500	53,600	61,100			53,159C

*** 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 104 160 150	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		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: 29 Floor Area: 1,722 Total Base New : 206,826 Total Depr Cost: 146,846 Estimated T.C.V: 132,161		E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Trim & Decoration														
Yr Built 1978	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														
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures												
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex.	X	Ord.		Min								
Insulation				No. of Elec. Outlets												
(2) Windows		(7) Excavation		Many			X	Ave.		Few						
X	Many Avg. Few	X	Large Avg. Small	Basement: 1722 S.F. Crawl: 0 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	8		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			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 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1722 SF Floor Area = 1722 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,722 Total: 184,156 130,750						
X	Double Glass Patio Doors Storms & Screens	(8) Basement														
(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: Brick		Joists: Unsupported Len: Cntr.Sup:					1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic									
							Lump Sum Items:									
Notes: ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCY: 132,161																

*** 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.
DAHLQUIST VERA M LIVING T	DAHLQUIST CARMEN	0	10/10/2014	QC	QUIT CLAIM	2014-03443		100.0
DAHLQUIST KEITH L LIVING		0	03/21/2011	TR	TRUSTEE'S DEED	2011-00847 CTS	PTA	0.0
DAHLQUIST VERA M	DAHLQUIST VERA M LIV TR	0	03/16/2011	QC	RELATED PARTY	2011-00845QC	PTA	0.0

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

W CLAM RIVER DR	School: LAKE CITY - 57020					
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	P.R.E. 0%					
--	-----------	--	--	--	--	--

Owner's Name/Address	MAP #:
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DAHLQUIST CARMEN 204 JANE WAY GREENWOOD SC 29649	2019 Est TCV 35,040 TCV/TFA: 0.00
--	-----------------------------------

X Improved	Vacant	Land Value Estimates for Land Table Riv	.CLAM RIVER AREA SUBS&SITES
------------	--------	---	-----------------------------

Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
-------------	----------	-------	-------	-------	------	-------	--------	-------

<Site Value A> CLAM RIVER 15K					15000	100		15,000
-------------------------------	--	--	--	--	-------	-----	--	--------

CLAM RIV 60/FF	100.00	590.00	1.0000	1.0000	60	100		6,000
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272 Actual Front Feet, 3.68 Total Acres								Total Est. Land Value =	21,000
---	--	--	--	--	--	--	--	-------------------------	--------

Tax Description	X	Topography of Site
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. SEC 21 T22N R8W LOT 67 CLAM RIVER WOODS & RAPIDS.	X	Dirt Road
---	---	-----------

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

GRG IS ASSESSED W/250-066	X	Paved Road
---------------------------	---	------------

THIS IS LARGEST LOT IN SUB	X	Storm Sewer
----------------------------	---	-------------

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

	X	Water Sewer
--	---	-------------

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

		Gas
--	--	-----

		Curb
--	--	------

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

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

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

		Level
--	--	-------

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

	X	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	10,500	7,000	17,500			14,705C
------	--------	-------	--------	--	--	---------

2018	10,500	6,400	16,900			14,361C
------	--------	-------	--------	--	--	---------

2017	10,500	6,000	16,500			14,066C
------	--------	-------	--------	--	--	---------

2016	10,500	5,600	16,100			13,941C
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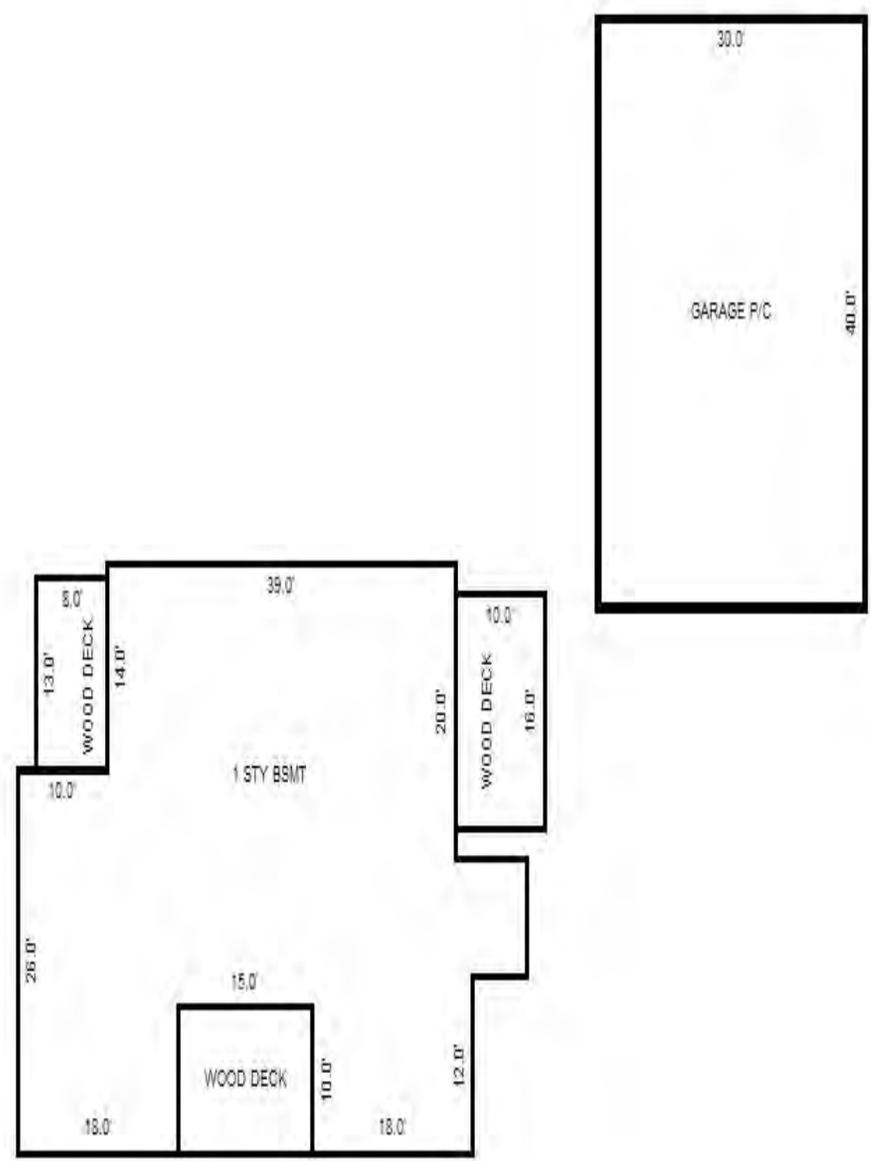


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*** Information herein deemed reliable but not guaranteed***

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	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: 1978 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: 1200 % 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 X No Heating/Cooling							
Building Style: GRG		Trim & Decoration													
Yr Built 1978	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								
		(6) Ceilings					No./Qual. of Fixtures								
(1) Exterior	X	Drywall		Ex.	X	Ord.		Min							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation			No. of Elec. Outlets											
(2) Windows		Many	X	Avg.		Large									
X		Few													
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								
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			Gambrel Mansard Shed											
X	Asphalt Shingle			(10) Floor Support											
Chimney: Brick				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 GRG										Cls C		Blt 1978			
(11) Heating System: No Heating/Cooling															
Ground Area = 0 SF Floor Area = 0 SF.															
Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71															
Building Areas															
Stories Exterior Foundation										Size		Cost New Depr. Cost			
Other Additions/Adjustments															
Garages															
Class: C Exterior: Pole (Unfinished)															
Base Cost										1200		21,972 15,600			
Notes:										Totals:		21,972 15,600			
ECF (415,510 CLAM RIVER AREA SUBS RES) 0.900 => TCv:												14,040			

*** 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.
DAHLQUIST VERA	PEARSON DEBRA L TRUST	16,000	06/21/2011	WD	WARRANTY DEED	2011-02011	PTA	100.0
DAHLQUIST VERA		0	03/21/2011	QC	QUIT CLAIM	2011-00849QC	PTA	0.0
DAHLQUIST FRANCIS A & KEI	DAHLQUIST VERA *	1	09/25/2008	QC	Not Qualified	2008/4106		0.0

Property Address: W CLAM RIVER DR
 Class: 402 RESIDENTIAL-V Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY - 57020
 P.R.E. 100% 06/21/2011

Owner's Name/Address: PEARSON DEBRA L TRUST
 3985 S LACHANCE ROAD
 LAKE CITY MI 49651
 MAP #: 2019 Est TCV 6,500

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 E> 250					6500	100	TRIANGLE, IRR	6,500
X Gravel Road	100 Actual Front Feet, 1.68 Total Acres							Total Est. Land Value =	6,500

Tax Description: SEC 21 T22N R8W LOT 68 CLAM RIVER WOODS & RAPIDS.

Comments/Influences: IRREGULAR SHAPED LOT

- Public Improvements
- 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	3,300	0	3,300			3,300S
2018	3,300	0	3,300			3,300S
2017	3,300	0	3,300			3,300S
2016	3,300	0	3,300			3,300S

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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.
DAHLQUIST RANDY	PEARSON DEBRA L TRUST	16,000	06/21/2011	WD	WARRANTY DEED	2011-02011	PTA	100.0
DAHLQUIST KEITH L		0	03/21/2011	TR	TRUSTEE'S DEED	2011-00847 CTS	PTA	0.0

Property Address: W CLAM RIVER DR
 Class: 402 RESIDENTIAL-V Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY - 57020
 P.R.E. 100% 06/21/2011

Owner's Name/Address: PEARSON DEBRA L TRUST
 3985 S LA CHANCE RD
 LAKE CITY MI 49651
 MAP #: 2019 Est TCV 6,500

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 E>	250				6500	100		6,500	
X Gravel Road	100 Actual Front Feet, 0.57 Total Acres								Total Est. Land Value =	6,500

Tax Description: . SEC 21 T22N R8W LOT 69 CLAM RIVER WOODS & RAPIDS.

Comments/Influences:

- 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	3,300	0	3,300			3,300S
2018	3,300	0	3,300			3,300S
2017	3,300	0	3,300			3,300S
2016	3,300	0	3,300			3,300S

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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.		
Property Address		Class: 402 RESIDENTIAL-V		Zoning:	Building Permit(s)	Date	Number	Status		
W CLAM RIVER DR		School: LAKE CITY - 57020								
Owner's Name/Address		P.R.E. 0%								
CURTIS IVAN D 9861 CLAM RIVER DR LAKE CITY MI 49651		MAP #:								
Tax Description		2019 Est TCV 6,500								
. SEC 21 T22N R8W LOT 70 CLAM RIVER WOODS & RAPIDS.		Improved <input checked="" type="checkbox"/> Vacant <input type="checkbox"/>		Land Value Estimates for Land Table Res 8.RURAL SUBS						
Comments/Influences		Public Improvements		* Factors * CLAM RIVER DRIVE						
		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
		Gravel Road		<Site Value E>	250			6500 100	6,500	
		Paved Road		100 Actual Front Feet, 0.92 Total Acres					Total Est. Land Value =	6,500
		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								
		Who When What		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		TPC 12/27/2017 INSPECTED		2019	3,300	0	3,300			1,549C
		TPC 05/25/2015 INSPECTED		2018	3,300	0	3,300			1,513C
				2017	3,300	0	3,300			1,482C
				2016	3,300	0	3,300			1,469C



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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.		
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status		
9861 W CLAM RIVER DR		School: LAKE CITY - 57020		P.R.E. 100% 07/25/1994						
Owner's Name/Address		MAP #:		2019 Est TCV 53,048 TCV/TFA: 43.63						
CURTIS IVAN D 9861 CLAM RIVER DR LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS						
Tax Description		Public Improvements		* Factors * CLAM RIVER DRIVE						
. SEC 21 T22N R8W LOT 71 CLAM RIVER WOODS & RAPIDS.		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
Comments/Influences		Gravel Road		<Site Value E> 250		6500 100		6,500		
		Paved Road		100 Actual Front Feet, 1.01 Total Acres		Total Est. Land Value =		6,500		
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate	Size	% Good	Cash Value		
		Water		D/W/P: 4in Ren. Conc.	5.02	480	0	0		
		Sewer		Wood Frame	15.84	160	50	1,267		
		X Electric	Gas	Wood Frame	13.59	480	50	3,261		
		Curb		Residential Local Cost Land Improvements						
		Street Lights		Description	Rate	Size	% Good	Cash Value		
		Standard Utilities		LAND IMPROVE 1000	1,000.00	1	95	950		
		X Underground Utils.	Total Estimated Land Improvements True Cash Value =		5,478					
		Topography of Site								
		Level								
		X 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	
		Who	When	What	2019	3,300	23,200	26,500		18,620C
		TPC 12/27/2017 INSPECTED			2018	3,300	21,700	25,000		18,184C
		TPC 05/25/2015 INSPECTED			2017	3,300	19,900	23,200		17,810C
					2016	3,300	17,900	21,200		17,652C

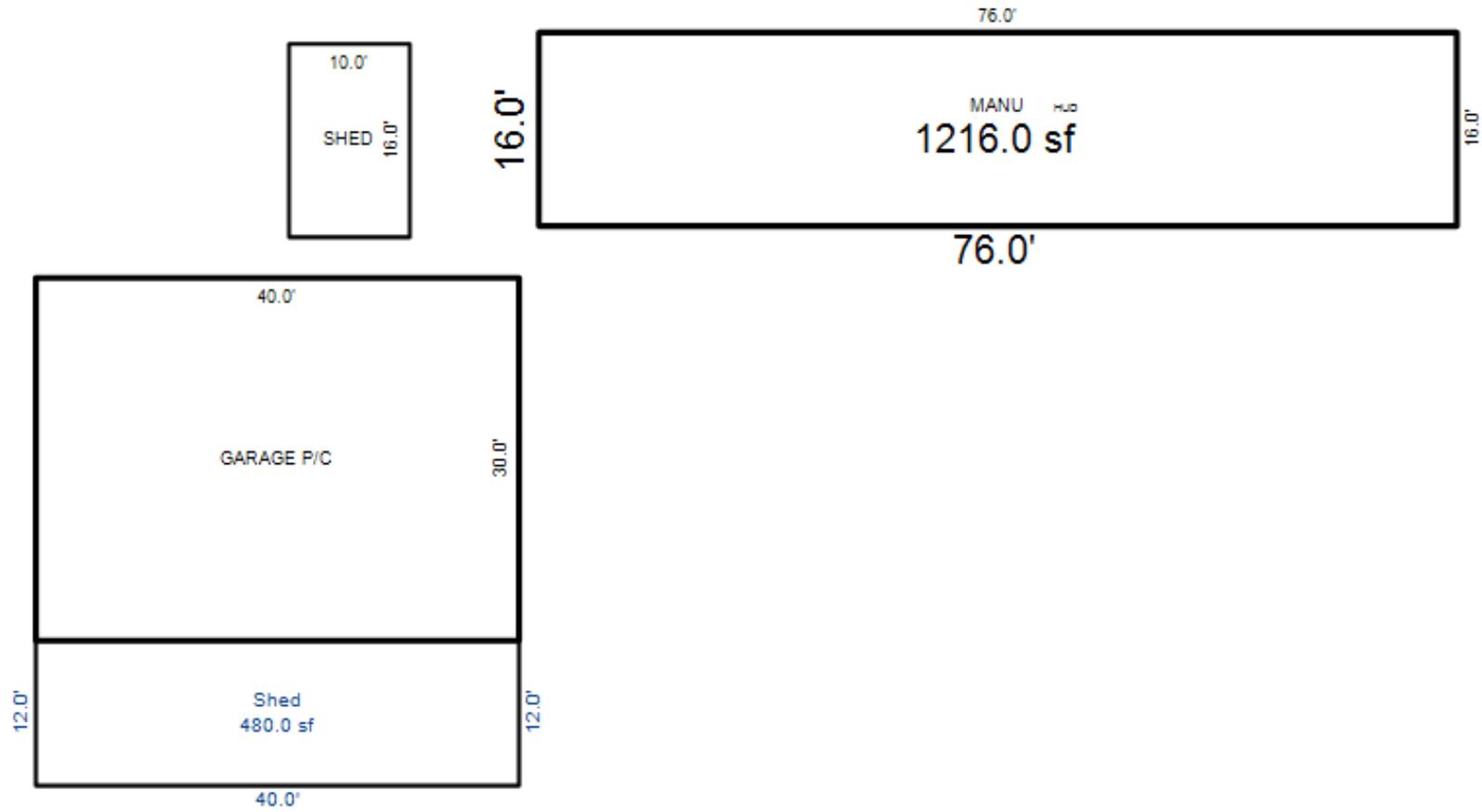


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*** Information herein deemed reliable but not guaranteed***

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 216	Type Treated Wood	Year Built: 1995 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
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
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 2 Bedrooms	Kitchen: Other: Other:					(12) Electric									
		200 Amps Service														
(1) Exterior		(6) Ceilings														
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall													
		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	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0														
X	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	Recreation SF Living SF Walkout Doors No Floor SF														
X	Gambrel Mansard Shed	(10) Floor Support														
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:														
Chimney: Metal		1 1														
		1000 Gal Septic 2000 Gal Septic														
		Lump Sum Items:														
Cost Est. for Res. Bldg: 1 Single Family HUD (11) Heating System: Forced Air w/ Ducts Ground Area = 1216 SF Floor Area = 1216 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82 Building Areas											Cls D		Blt 1998			
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Piers 1,216 Total: 90,465 74,181																
Other Additions/Adjustments																
Plumbing																
Average Fixture(s) 1 778 638																
3 Fixture Bath 1 2,463 2,020																
Water/Sewer																
1000 Gal Septic 1 3,235 2,653																
Water Well, 50 Feet 1 1,895 1,554																
Deck																
Treated Wood 216 3,162 2,593																
Built-Ins																
Appliance Allow. 1 1,243 1,019																
Garages																
Class: C Exterior: Pole (Unfinished)																
Base Cost											1200		21,972 18,017			
											Totals:		125,213 102,675			
Notes:																
ECF (415,510 CLAM RIVER AREA SUBS RES) 0.400 => TCv:													41,070			

*** 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

3985 S LACHANCE RD School: LAKE CITY - 57020 P.R.E. 100% 07/25/1994

Owner's Name/Address MAP #:

PEARSON WILLIAM F 2019 Est TCV 322,543 TCV/TFA: 51.62

3985 S LACHANCE 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

Tax Description Dirt Road Gravel Road <Site Value E> 250 6500 100 6,500

. SEC 21 T22N R8W LOT 72 CLAM RIVER WOODS & RAPIDS. X Paved Road 125 Actual Front Feet, 1.44 Total Acres Total Est. Land Value = 6,500

Comments/Influences Storm Sewer Sidewalk Land Improvement Cost Estimates Description Rate Size % Good Cash Value

10X28 PORTION OF PB IS INSULATED & HEATED X Water D/W/P: 3.5 Concrete 5.00 872 0 0

BIG ADD'N 50%^ FOR 95 COMP FOR 96 X Sewer D/W/P: Asphalt Paving 2.35 3800 0 0

Gas Residential Local Cost Land Improvements Description Rate Size % Good Cash Value

Curb LAND IMPROVE 5000 5,000.00 1 95 4,750

Street Lights Total Estimated Land Improvements True Cash Value = 4,750

Standard Utilities X 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
2019	3,300	158,000	161,300			107,907C
2018	3,300	142,400	145,700			105,378C
2017	3,300	127,100	130,400			103,211C
2016	3,300	126,200	129,500			102,291C

Who When What 2019 3,300 158,000 161,300 107,907C

TPC 12/27/2017 INSPECTED 2018 3,300 142,400 145,700 105,378C

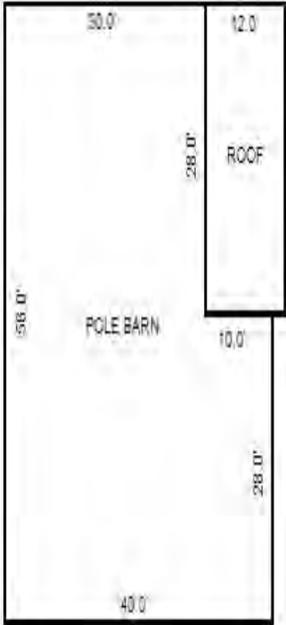
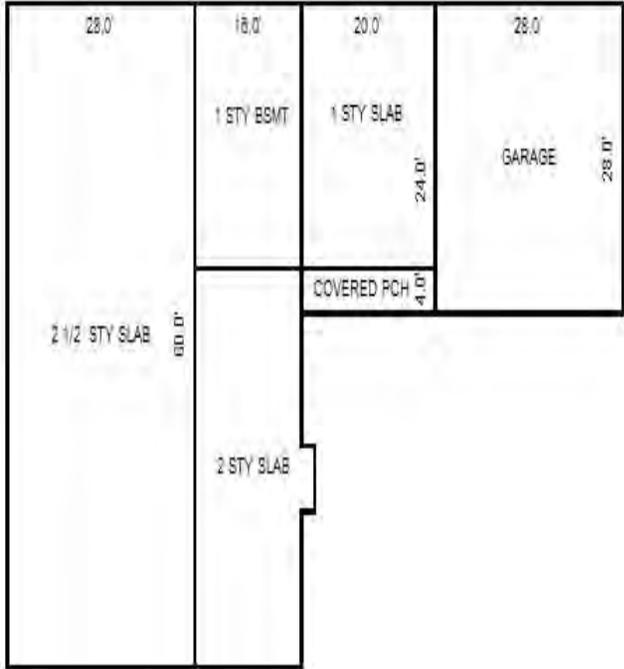
TPC 06/09/2015 INSPECTED 2017 3,300 127,100 130,400 103,211C

2016 3,300 126,200 129,500 102,291C

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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			
S LACHANCE RD		School: LAKE CITY - 57020									
Owner's Name/Address		P.R.E. 100% 07/25/1994									
PEARSON WM F 3985 S LACHANCE RD LAKE CITY MI 49651		MAP #:									
Tax Description		2019 Est TCV 6,500									
. SEC 21 T22N R8W LOT 73 CLAM RIVER WOODS & RAPIDS.		Improved <input checked="" type="checkbox"/> Vacant <input type="checkbox"/>		Land Value Estimates for Land Table Res 8.RURAL SUBS							
Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		<Site Value E> 250							
		Paved Road		125 Actual Front Feet, 1.44 Total Acres							
		Storm Sewer		Total Est. Land Value =							
		Sidewalk		6,500 100							
		Water		6,500							
		Sewer		6,500							
		Electric		6,500							
		Gas		6,500							
		Curb		6,500							
		Street Lights		6,500							
		Standard Utilities		6,500							
		Underground Utils.		6,500							
		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	3,300	0	3,300			2,331C	
		TPC 12/27/2017 INSPECTED		2018	3,300	0	3,300			2,277C	
		TPC 05/25/2015 INSPECTED		2017	3,300	0	3,300			2,231C	
				2016	3,300	0	3,300			2,212C	



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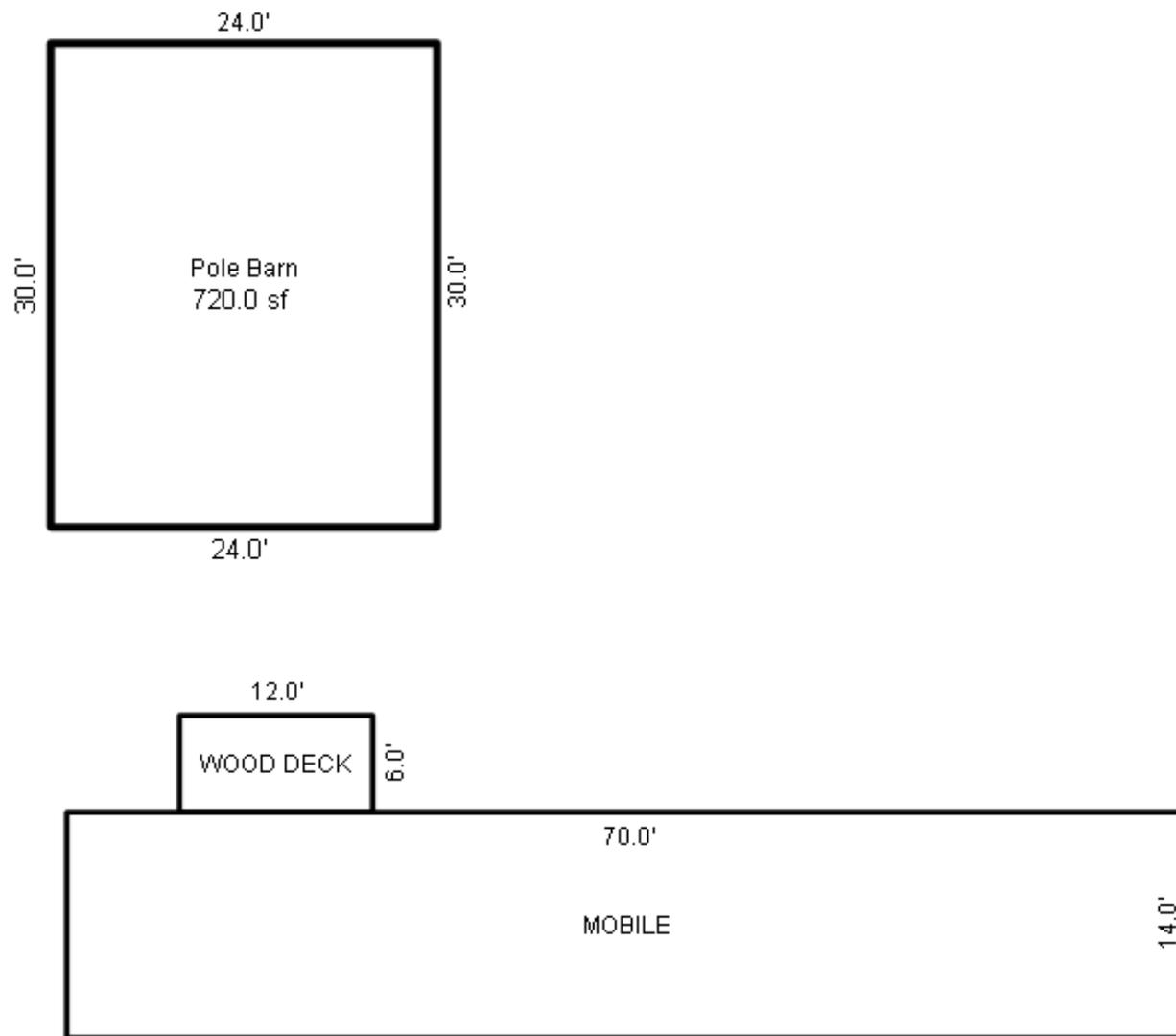
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status				
3939 S LACHANCE RD		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 100% 07/25/1994										
DUBACH WANDA F LE C/O DUBACH ROBERT 3295 ORCHARD DR PINCKNEY MI 48169		MAP #:										
Tax Description		2019 Est TCV 17,952 TCV/TFA: 18.32										
. SEC 21 T22N R8W LOT 74 CLAM RIVER WOODS & RAPIDS.		X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS								
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		<Site Value E> 250 6500 100								
		Paved Road		125 Actual Front Feet, 1.44 Total Acres Total Est. Land Value = 6,500								
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		X Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		X Underground Utils.										
		Topography of Site										
		Level										
		X Rolling										
		Low										
		X High										
		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	
					2019	3,300	5,700	9,000			9,000S	
		TPC 12/27/2017 INSPECTED			2018	3,300	7,700	11,000			11,000S	
					2017	3,300	7,700	11,000			11,000S	
					2016	3,300	7,700	11,000			10,932C	



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BISKNER GEORGE H	PEARSON DEBRA L (TRUST)	43,000	08/16/2004	WD	Arms Length	04-0/3521		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
9969 W CLAM RIVER DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 22,746 TCV/TFA: 27.54					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS					
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason
. SEC 21 T22N R8W LOT 75 CLAM RIVER WOODS & RAPIDS.			* Factors *					
			<Site Value E> 250					6500 100
Comments/Influences			125 Actual Front Feet, 1.44 Total Acres Total Est. Land Value = 6,500					

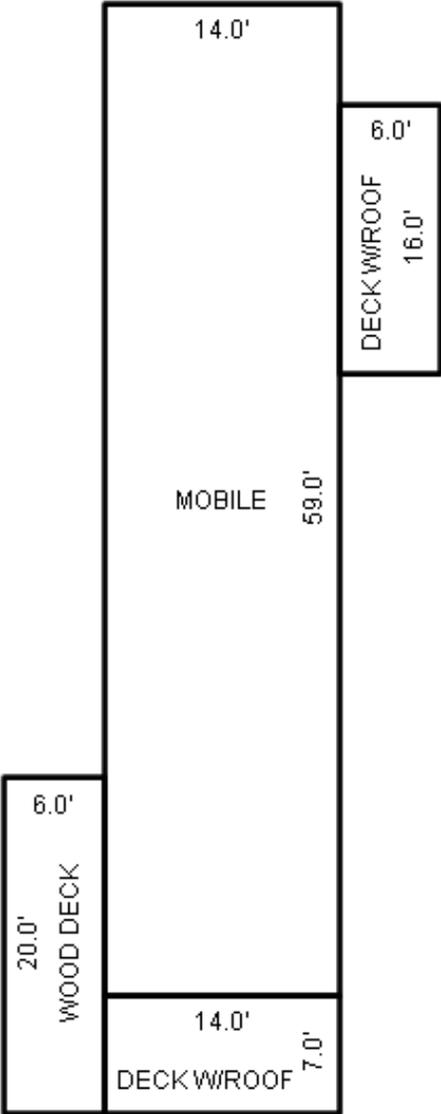
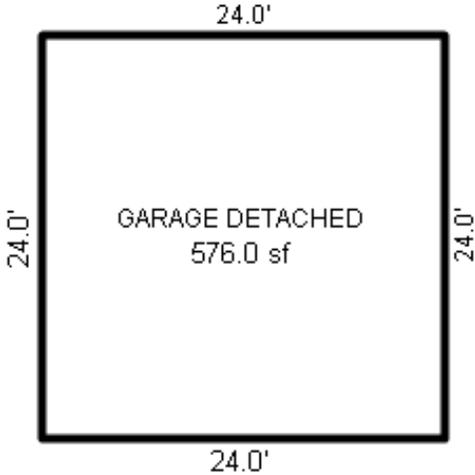


- X Public Improvements
- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- X Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- X Underground Utils.
- Topography of Site
- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- X Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	3,300	8,100	11,400			11,400S
2018	3,300	10,700	14,000			13,328C
2017	3,300	10,700	14,000			13,054C
2016	3,300	10,600	13,900			12,938C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		42,000	12/01/1997	WD	Download	315:856		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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163 S DANA TRL	School: LAKE CITY - 57020					
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Owner's Name/Address	P.R.E. 0%					
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TRINGALI JOSEPH J & DANA C	MAP #:					
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37707 GREENWICH	2019 Est TCV 327,527 TCV/TFA: 194.96					
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CLINTON TOWNSHIP MI 48036	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS			
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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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	GROUP C 1100/FF	135.00	63.56	0.7841	0.8479	1100	100		98,728
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	135 Actual Front Feet, 0.20 Total Acres								Total Est. Land Value =	98,728
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Tax Description		Land Improvement Cost Estimates				Rate	Size	% Good	Cash Value
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. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W	X	Dirt Road				2.35	1460	0	0
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LOT 1 EXC N'LY 10 FT THOF. CLAYTON'S HARBOR.	X	Gravel Road				11.84	15	0	0
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Comments/Influences	X	Paved Road				13.67	150	0	0
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BAY ON BOTH SIDES 1 SIDE MOSTLY SWAMP	X	Storm Sewer							
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ADD HOUSE ETC FOR 00 @85% COMP FOR 03 + GRG	X	Sidewalk							
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	X	Water							
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	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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		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							
--	--	-------	--	--	--	--	--	--	--

		Wooded							
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	X	Pond							
--	---	------	--	--	--	--	--	--	--

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

		Ravine							
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		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	49,400	114,400	163,800			129,532C
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2018	39,700	108,600	148,300			126,497C
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2017	39,700	102,700	142,400			123,896C
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2016	37,600	94,700	132,300			122,791C
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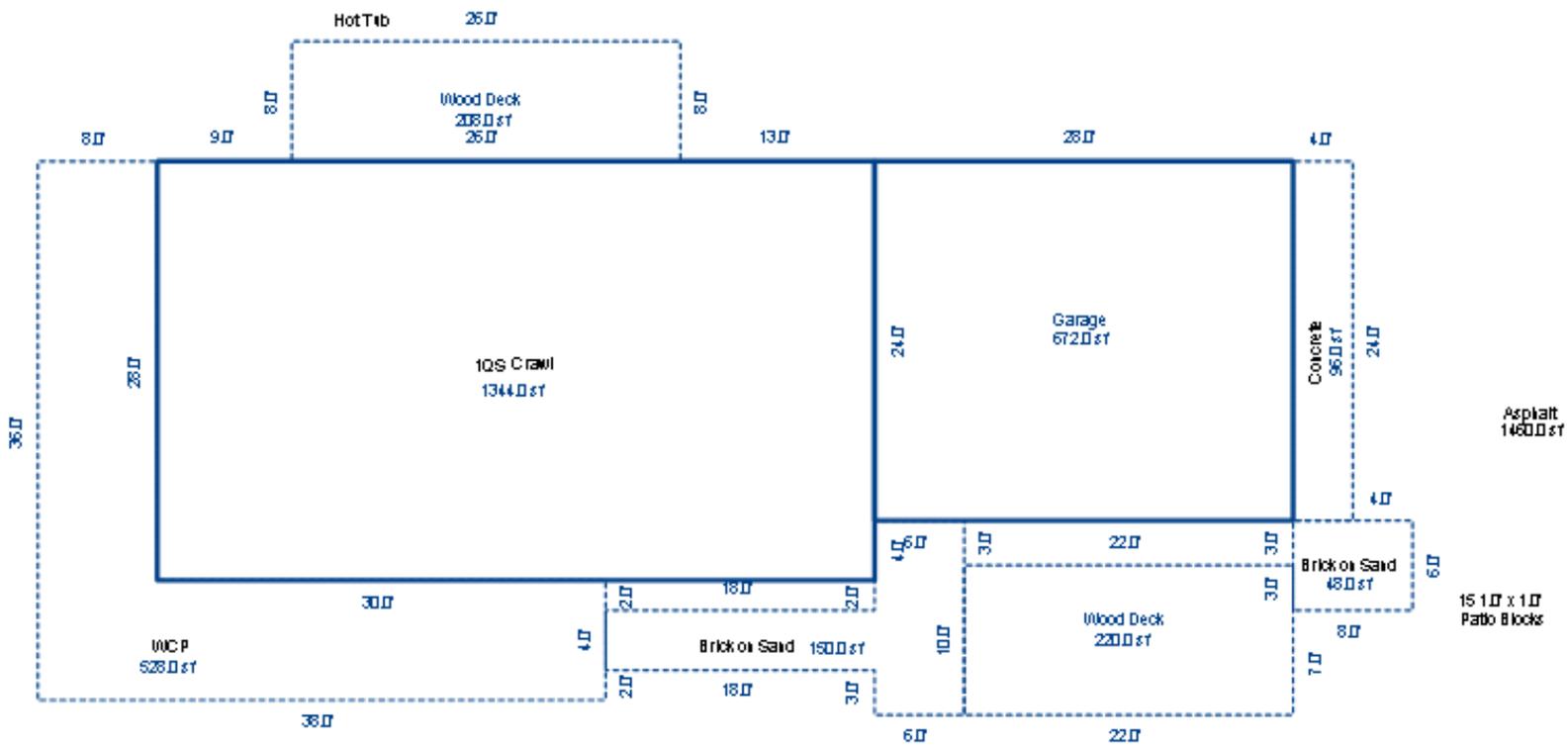


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil 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 528 220 208	Type WCP (1 Story) Treated Wood 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?: Auto. Doors: 1 Mech. Doors: 0 Area: 672 % 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 1999	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	Cost Est. for Res. Bldg: 1 Single Family 1.25S			Cls C 10 Blt 1999			
	Insulation			No. of Elec. Outlets												
(2) Windows		(7) Excavation		Many			X	Ave.		Few						
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1344 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		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		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:												
	Chimney: Metal	Recreation SF Living SF Walkout Doors No Floor SF		Public Sewer Water Well, 100 Feet												
		Joists: Unsupported Len: Cntr.Sup:		Built-Ins Appliance Allow. Local Cost Items SANITARY SEWER												
				Notes:												
				Totals:												
				ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV:												

*** 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.
CREECH EMIL D	TRINGALI JOSEPH J & DANA	65,000	11/10/2016	WD	Arms Length	2016-03692		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
DANA TRL	School: LAKE CITY - 57020		Shed	04/21/2017	2017-0114	100%
	P.R.E. 0%					
	MAP #:					

Owner's Name/Address	2019 Est TCV 66,779
TRINGALI JOSEPH J & DANA C 37707 GREENWICH ST CLINTON TOWNSHIP MI 48036	

Improved	X	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS					
Public Improvements			* Factors *					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			GROUP C 1100/FF	70.00	71.00	0.9548 0.8669	1100 100	63,736
			70 Actual Front Feet, 0.11 Total Acres					Total Est. Land Value = 63,736

Tax Description	X	Land Improvement Cost Estimates	Rate	Size % Good	Cash Value
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 2 & N'LY 10 FT OF LOT 1. CLAYTON'S HARBOR.					
	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	16.86	192 94	3,043
		Total Estimated Land Improvements True Cash Value =			3,043

Comments/Influences	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	2019	31,900	1,500	33,400			26,521C
	2018	25,100	800	25,900			25,900S
	2017	25,100	0	25,100			25,100S
	2016	23,800	0	23,800			23,377C

Who	When	What
JWV	09/15/2017	INSPECTED
TPC	04/04/2017	INSPECTED
TPC	02/07/2012	INSPECTED

Parcel Map



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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2019	31,900	1,500	33,400			26,521C
Rolling	2018	25,100	800	25,900			25,900S
Low	2017	25,100	0	25,100			25,100S
High	2016	23,800	0	23,800			23,377C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
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.
CREECH EMIL D	VANLEEUEWEN GARY J & SYLVI	285,000	02/27/2017	WD	Arms Length	2017-00589	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
111 DANA TRL	School: LAKE CITY - 57020		Deck/Porch	06/06/2017	2017-0230	100%
	P.R.E. 100% 03/09/2017					

Owner's Name/Address	MAP #:
VANLEEUEWEN GARY J & SYLVIA A 111 DANA TRAIL LAKE CITY MI 49651	2019 Est TCV 298,295 TCV/TFA: 170.75

X	Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS					
Public Improvements			* Factors *		LOTS #3 & 4			
			Description	Frontage	Depth	Rate %Adj. Reason	Value	
			GROUP C 1100/FF	125.00	111.17	0.8024 0.9482	1100 100	104,615
			125 Actual Front Feet, 0.32 Total Acres				Total Est. Land Value =	104,615

Tax Description	X	Land Improvement Cost Estimates	Description	Rate	Size % Good	Cash Value	
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOTS 3 & 4 CLAYTON'S HARBOR.	X	Dirt Road	D/W/P: Asphalt Paving	2.19	500 0	0	
	X	Gravel Road	D/W/P: 4in Ren. Conc.	5.57	131 0	0	
	X	Paved Road	Wood Frame	18.21	144 50	1,311	
	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 =				2,261
	X	Electric					
	X	Gas					
	X	Curb					
	X	Street Lights					
	X	Standard Utilities					
	X	Underground Utils.					

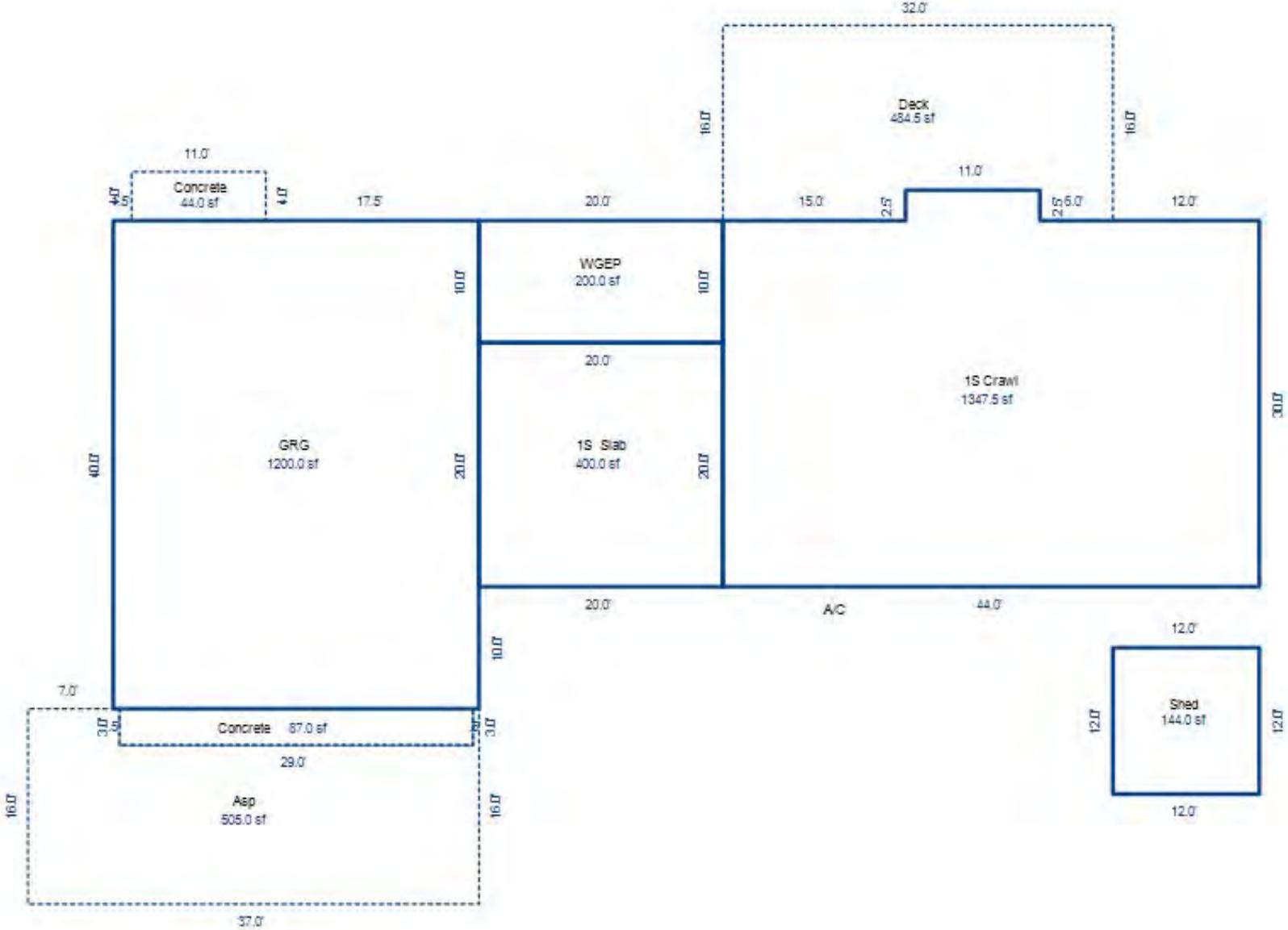
Comments/Influences	Topography of Site
	X Level
	Rolling
	Low
	High
	X Landscaped
	Swamp
	Wooded
	Pond
	X Waterfront
	Ravine
	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	52,300	96,800	149,100			141,107C
2018	44,300	93,500	137,800			137,800S
2017	44,300	85,200	129,500			123,072C
2016	42,000	90,000	132,000			121,975C



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DKJK LLC	HAMMING PERCY & KAY M	250,000	08/25/2004	WD	Arms Length	04-0/3638		100.0
		185,000	09/01/2002	WD	Download	03-0:2343		0.0

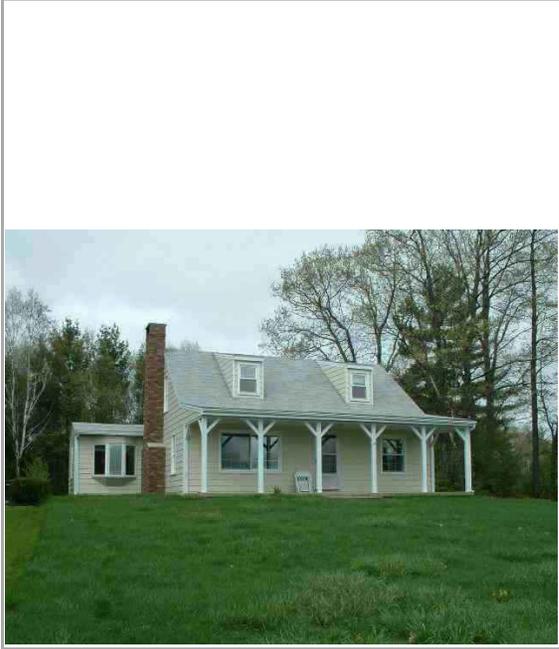
Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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103 S DANA TRL	School: LAKE CITY - 57020					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
HAMMING PERCY & KAY M 1772 OKEMOS RD MASON MI 48854	2019 Est TCV 228,631 TCV/TFA: 151.41

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS									
					* Factors *								
		Public Improvements			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 5 CLAYTON'S HARBOR.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk			GROUP B 1200/FF	60.00	153.00	1.0000	1.0000	1200	100		72,000
Comments/Influences		Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			60 Actual Front Feet, 0.21 Total Acres					Total Est. Land Value =			72,000
		Land Improvement Cost Estimates											
		Description								Rate	Size	% Good	Cash Value
	X	D/W/P: Asphalt Paving								2.35	200	50	235
	X	D/W/P: 3.5 Concrete								5.00	240	50	600
	X	Gas								Total Estimated Land Improvements True Cash Value =			835

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



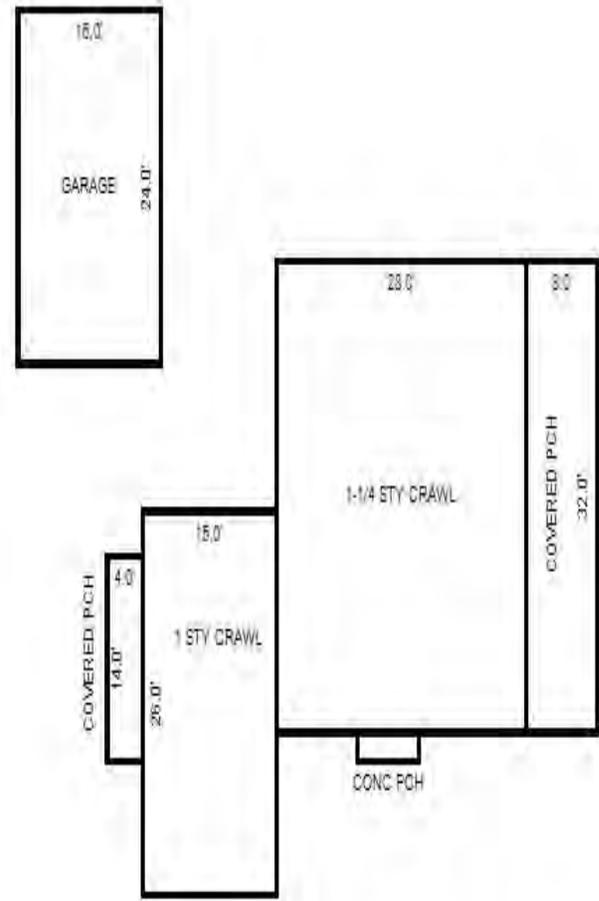
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	36,000	78,300	114,300			103,737C
TPC 12/27/2017		INSPECTED	2018	33,000	76,200	109,200			101,306C
TPC 02/07/2012		INSPECTED	2017	30,000	72,100	102,100			99,223C
TPC 12/20/2010		INSPECTED	2016	36,000	66,500	102,500			98,338C

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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 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 256 14 56	Type CCP (1 Story) CCP CCP (1 Story)	Year Built: 1977 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 384 % 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: 1.25S		Trim & Decoration															
Yr Built 1973	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 4 1st Floor 2 2nd Floor 2 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: 1286 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		2			Fixture Bath								
X	Wood Sash Metal Sash Vinyl Sash	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower													
X	Double Hung Horiz. Slide Casement	(9) Basement Finish		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
X	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			1		Public Water								
(3) Roof		(10) Floor Support		1			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:													
Chimney: Brick																	
										Class: C Effec. Age: 30 Floor Area: 1,510 Total Base New : 171,205 Total Depr Cost: 119,843 Estimated T.C.V: 155,796		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:			
										Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 1286 SF Floor Area = 1510 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Cls C		Blt 1973			
										Building Areas							
										Stories Exterior Foundation		Size		Cost New		Depr. Cost	
										1 Story Siding Crawl Space		390					
										1.25 Story Siding Crawl Space		896					
										Total:		140,601		98,420			
										Other Additions/Adjustments							
										Plumbing							
										Average Fixture(s)		1		1,120		784	
										Porches							
										CCP (1 Story)		256		4,918		3,443	
										CCP (1 Story)		56		1,265		885	
										CCP		14		297		208	
										Garages							
										Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)							
										Base Cost		384		12,791		8,954	
										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							
										Exterior 1 Story		1		4,942		3,459	
										Local Cost Items							
										SANITARY SEWER		1		0		0	
										Totals:		171,205		119,843			
										Notes:							
										ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TC				155,796			

*** 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				
DANA TRL		School: LAKE CITY - 57020										
Owner's Name/Address		P.R.E. 0%										
KING LARRY 40315 FIRESTEEL STERLING HEIGHTS MI 48313		MAP #:		2019 Est TCV 76,149								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS							
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 6 CLAYTON'S HARBOR.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
		Gravel Road		GROUP B 1200/FF		65.00	154.00	0.9763	1.0000	1200	100	76,149
		Paved Road		65 Actual Front Feet, 0.23 Total Acres		Total Est. Land Value =				76,149		
		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										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2019	38,100	0	38,100		33,141C		
		TPC 12/27/2017 INSPECTED			2018	34,900	0	34,900		32,365C		
		TPC 02/07/2012 INSPECTED			2017	31,700	0	31,700		31,700S		
					2016	38,200	0	38,200		35,468C		



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLEASON MICHAEL M & KELLE	GLEASON KELLY A	0	11/16/2018	TD	FAMILY SALE	2018-03790	PTA	0.0
GLEASON MICHAEL M & KELLE	GLEASON MICHAEL M & KELLE	0	04/30/2008	WD	Not Qualified	2008/1689		0.0
NYGARD EFFIE E & GERALD T	GLEASON MICHAEL M & KELLE	365,000	08/10/2007	WD	Arms Length	2007/2954		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7017 W REDMAN DR	School: LAKE CITY - 57020		REPAIR	05/06/2016	2016-0141	100%

Owner's Name/Address	MAP #:
GLEASON KELLY A 13560 TUCKER DR DEWITT MI 48820-9666	2019 Est TCV 332,229 TCV/TFA: 118.65

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS																											
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 7 CLAYTON'S HARBOR.	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 1200/FF</td> <td>60.00</td> <td>110.00</td> <td>1.0000</td> <td>1.0000</td> <td>1200</td> <td>100</td> <td></td> <td>72,000</td> </tr> <tr> <td colspan="8">60 Actual Front Feet, 0.15 Total Acres</td> <td>Total Est. Land Value = 72,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	GROUP B 1200/FF	60.00	110.00	1.0000	1.0000	1200	100		72,000	60 Actual Front Feet, 0.15 Total Acres								Total Est. Land Value = 72,000
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60 Actual Front Feet, 0.15 Total Acres								Total Est. Land Value = 72,000																						

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates																				
	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>D/W/P: 4in Concrete</td> <td>5.29</td> <td>528</td> <td>0</td> <td>0</td> </tr> <tr> <td>D/W/P: 3.5 Concrete</td> <td>5.00</td> <td>60</td> <td>0</td> <td>0</td> </tr> <tr> <td>Wood Frame</td> <td>21.88</td> <td>100</td> <td>50</td> <td>1,094</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: 4in Concrete	5.29	528	0	0	D/W/P: 3.5 Concrete	5.00	60	0	0	Wood Frame	21.88	100	50	1,094
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Comments/Influences	X	Water	Residential Local Cost Land Improvements															
	X	Sewer	<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>2,994</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	LAND IMPROVE 1000	1,000.00	2	95	1,900	Total Estimated Land Improvements True Cash Value =				2,994
Description	Rate	Size	% Good	Cash Value														
LAND IMPROVE 1000	1,000.00	2	95	1,900														
Total Estimated Land Improvements True Cash Value =				2,994														

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



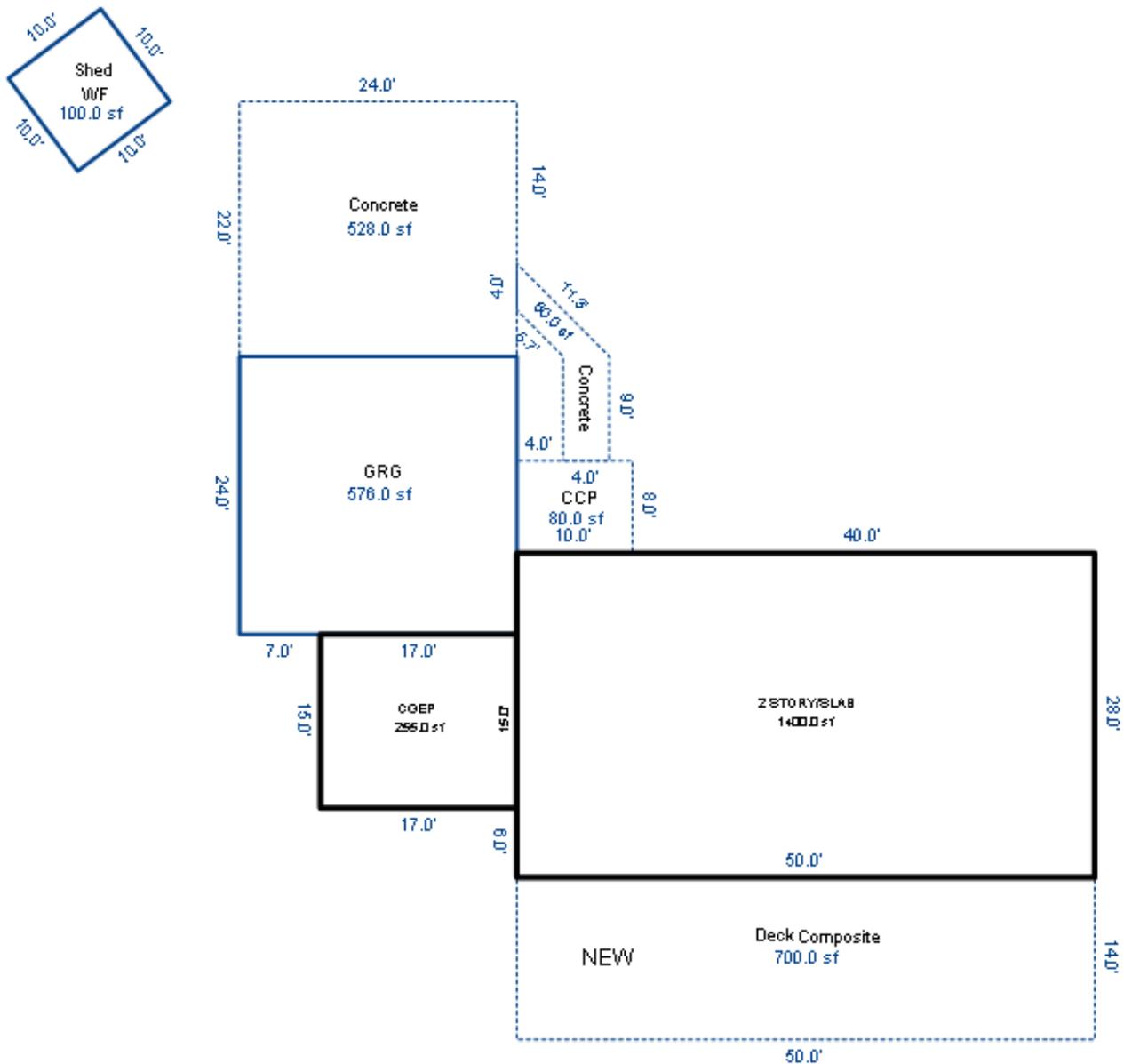
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	05/06/2018	INSPECTED	2019	36,000	130,100	166,100			128,200C
TPC	12/27/2017	INSPECTED	2018	33,000	127,700	160,700			125,196C
JWV	10/01/2016	INSPECTED	2017	30,000	123,200	153,200			122,621C
			2016	36,000	96,100	132,100			121,032C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																										
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Building Style: 2S		Trim & Decoration																																																																																																						
Yr Built 1977	Remodeled 1983	Ex	X Ord	Min	Size of Closets																																																																																																			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CORRIGAN MICHELLE L	CORRIGAN TERRY D	0	02/08/2007	OTH	Not Qualified	2007/554		0.0
		206,000	09/01/1999	WD	Arms Length	331:277		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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6999 W REDMAN DR	School: LAKE CITY - 57020					
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	P.R.E. 100% 07/25/1994					
--	------------------------	--	--	--	--	--

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

CORRIGAN TERRY D & MICHELLE L 6999 W REDMAN DRIVE LAKE CITY MI 49651	2019 Est TCV 280,951 TCV/TFA: 184.35
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X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1200/FF	45.00	104.00	1.0901	1.0000	1200	100		58,867
45 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value = 58,867

Tax Description	X	Land Improvement Cost Estimates
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. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 8 CLAYTON'S HARBOR.	X	
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Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
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	X	Dirt Road	5.29	893	50	2,362
	X	Gravel Road	5.29	224	50	592
	X	Paved Road	20.49	144	50	1,475
	X	Storm Sewer	Total Estimated Land Improvements True Cash Value =			4,429
	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	29,400	111,100	140,500			129,314C
2018	27,000	119,600	146,600			126,284C
2017	24,500	115,600	140,100		140,100A	123,687C
2016	29,000	106,700	135,700			122,584C



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Who	When	What
TPC	07/21/2018	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	05/04/2016	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	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 56 588 25 60	Type WCP (1 Story) Treated Wood Treated Wood Brzwy, FW	Year Built: 1987 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: 512 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																																																																
X	Wood Frame		Drywall Paneled		Plaster Wood T&G																																																																																																																																																																								
Building Style: 1.5S		Trim & Decoration																																																																																																																																																																											
Yr Built 1987	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 4 Bedrooms	Kitchen: Other: Other:					(12) Electric																																																																																																																																																																						
		150		Amps Service																																																																																																																																																																									
		(6) Ceilings					Central Air Wood Furnace																																																																																																																																																																						
(1) Exterior							No./Qual. of Fixtures																																																																																																																																																																						
		Ex.	X	Ord.		Min	No. of Elec. Outlets																																																																																																																																																																						
		Many	X	Ave.		Few	(13) Plumbing																																																																																																																																																																						
		(7) Excavation					1 Average Fixture(s) 3 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																																																																																																																																																																						
		Basement: 1016 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0					(14) Water/Sewer																																																																																																																																																																						
		(8) Basement					Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																																																																																																						
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					Lump Sum Items:																																																																																																																																																																						
		(9) Basement Finish																																																																																																																																																																											
		600	Recreation	SF																																																																																																																																																																									
		1	Living	SF																																																																																																																																																																									
		1	Walkout Doors	SF																																																																																																																																																																									
		1	No Floor	SF																																																																																																																																																																									
(3) Roof		(10) Floor Support																																																																																																																																																																											
X	Gable Hip Flat		Gambrel Mansard Shed																																																																																																																																																																										
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Chimney:																																																																																																																																																																													
<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>1,016</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>162,660</td> <td>123,625</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td colspan="4">Basement, Outside Entrance, Below Grade</td> <td>1</td> <td>1,942</td> <td>1,476</td> </tr> <tr> <td colspan="6">Plumbing</td> </tr> <tr> <td colspan="4">Average Fixture(s)</td> <td>1</td> <td>1,120</td> <td>851</td> </tr> <tr> <td colspan="4">3 Fixture Bath</td> <td>2</td> <td>7,051</td> <td>5,359</td> </tr> <tr> <td colspan="4">2 Fixture Bath</td> <td>1</td> <td>2,359</td> <td>1,793</td> </tr> <tr> <td colspan="6">Porches</td> </tr> <tr> <td colspan="4">WCP (1 Story)</td> <td>56</td> <td>2,541</td> <td>1,931</td> </tr> <tr> <td colspan="6">Deck</td> </tr> <tr> <td colspan="4">Treated Wood</td> <td>588</td> <td>6,374</td> <td>4,844</td> </tr> <tr> <td colspan="4">Treated Wood</td> <td>25</td> <td>898</td> <td>682</td> </tr> <tr> <td colspan="6">Garages</td> </tr> <tr> <td colspan="6">Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)</td> </tr> <tr> <td colspan="4">Base Cost</td> <td>512</td> <td>17,398</td> <td>13,222</td> </tr> <tr> <td colspan="4">Common Wall: 1 Wall</td> <td>1</td> <td>-2,038</td> <td>-1,549</td> </tr> <tr> <td colspan="4">Door Opener</td> <td>1</td> <td>415</td> <td>315</td> </tr> <tr> <td colspan="6">Water/Sewer</td> </tr> <tr> <td colspan="4">Public Sewer</td> <td>1</td> <td>1,134</td> <td>862</td> </tr> <tr> <td colspan="4">Water Well, 100 Feet</td> <td>1</td> <td>4,407</td> <td>3,349</td> </tr> <tr> <td colspan="6">Built-Ins</td> </tr> <tr> <td colspan="4">Appliance Allow.</td> <td>1</td> <td>2,099</td> <td>1,595</td> </tr> </tbody> </table>													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Basement	1,016			Total:				162,660	123,625	Other Additions/Adjustments						Basement, Outside Entrance, Below Grade				1	1,942	1,476	Plumbing						Average Fixture(s)				1	1,120	851	3 Fixture Bath				2	7,051	5,359	2 Fixture Bath				1	2,359	1,793	Porches						WCP (1 Story)				56	2,541	1,931	Deck						Treated Wood				588	6,374	4,844	Treated Wood				25	898	682	Garages						Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						Base Cost				512	17,398	13,222	Common Wall: 1 Wall				1	-2,038	-1,549	Door Opener				1	415	315	Water/Sewer						Public Sewer				1	1,134	862	Water Well, 100 Feet				1	4,407	3,349	Built-Ins						Appliance Allow.				1	2,099	1,595	E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																																																																																																								
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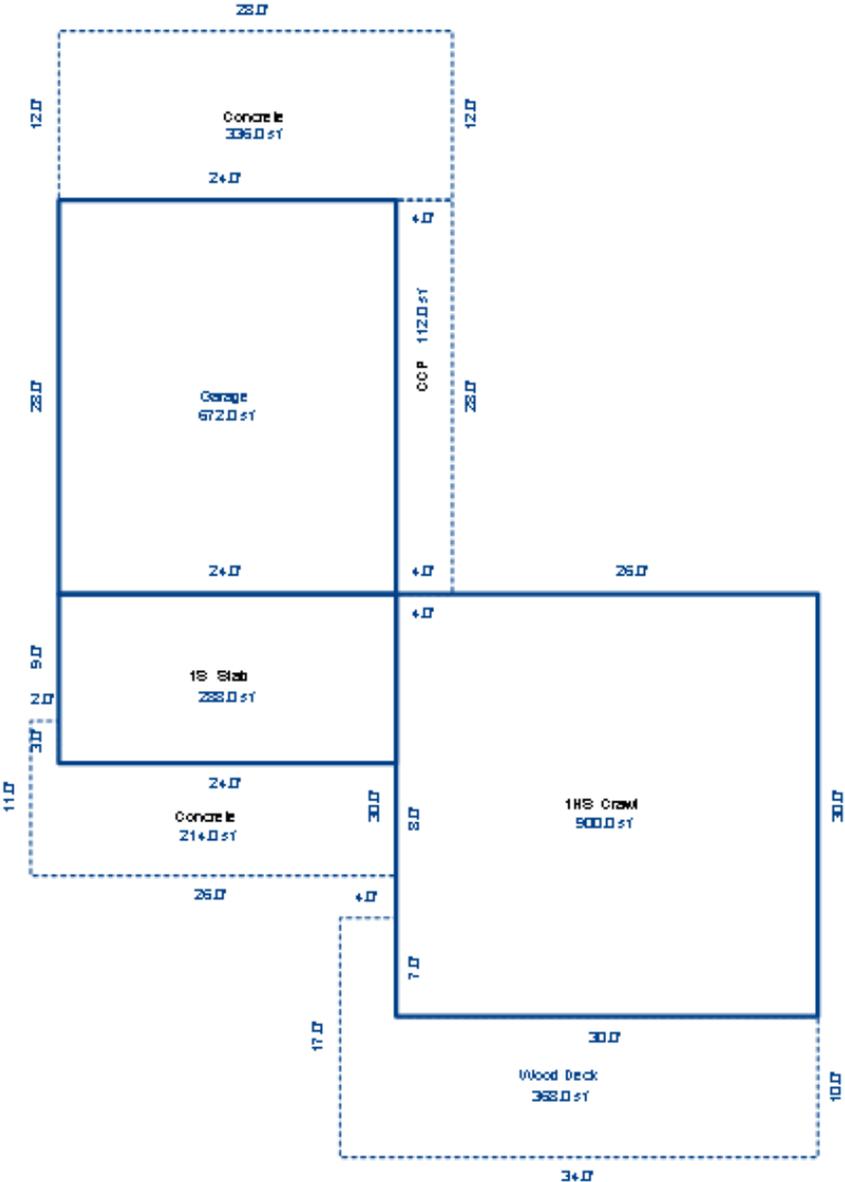
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status							
6989 W REDMAN DR		School: LAKE CITY - 57020															
Owner's Name/Address		P.R.E. 0%		MAP #:													
BYRSKI EDWARD J 5423 W COLDWATER ROAD FLINT MI 48504		2019 Est TCV 219,968 TCV/TFA: 134.29															
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS											
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 9 CLAYTON'S HARBOR.		X		Public Improvements		* Factors *											
Comments/Influences		Dirt Road		Gravel Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
		X Paved Road		Storm Sewer		GROUP B 1200/FF		45.00	122.00	1.0901	1.0000	1200	100		58,867		
		X Sidewalk		Water		45 Actual Front Feet, 0.13 Total Acres		Total Est. Land Value =						58,867			
		X Sewer		D/W/P: 4in Concrete		Land Improvement Cost Estimates		Description		Rate	Size	% Good	Cash Value				
		X Electric		D/W/P: 4in Concrete		Description				5.29	336	0	0				
		X Gas		Residential Local Cost Land Improvements		Description				5.29	214	0	0				
		X Curb		LAND IMPROVE 2500		Description				2,500.00	1	95	2,375				
		X Street Lights		Total Estimated Land Improvements True Cash Value =		Description								2,375			
		X Standard Utilities				Description											
		X Underground Utils.				Description											
		Topography of Site				Description											
		Level				Description											
		Rolling				Description											
		Low				Description											
		X High				Description											
		Landscaped				Description											
		Swamp				Description											
		Wooded				Description											
		Pond				Description											
		X Waterfront				Description											
		Ravine				Description											
		Wetland				Description											
		Flood Plain				Description											
		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value			
		Who		When		What		2019		29,400		80,600		110,000		72,275C	
		JWV 06/18/2018		INSPECTED		2018		27,000		71,800		98,800		70,582C			
		TPC 12/27/2017		INSPECTED		2017		24,500		69,400		93,900		69,131C			
		TPC 02/07/2012		INSPECTED		2016		29,000		64,100		93,100		68,515C			



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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.

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6979 W REDMAN DR			Reroof	05/25/2006	20060123	100%

Owner's Name/Address	P.R.E.	MAP #:
PRYBULA KORNELIA TRUST 5018 ESTELLA LANE UTICA MI 48316	0%	2019 Est TCV 237,765 TCV/TFA: 133.88

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 10 CLAYTON'S HARBOR.	X		

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Dirt Road	GROUP B 1200/FF	50.00	124.00	1.0562	1.0000	1200	100		63,373	
Gravel Road	50 Actual Front Feet, 0.14 Total Acres								Total Est. Land Value =	63,373

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

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
	D/W/P: 3.5 Concrete	5.00	476	0	0
	Residential Local Cost Land Improvements				
	Description	Rate	Size	% Good	Cash Value
	LAND IMPROVE 2500	2,500.00	1	94	2,350
	Total Estimated Land Improvements True Cash Value =				2,350

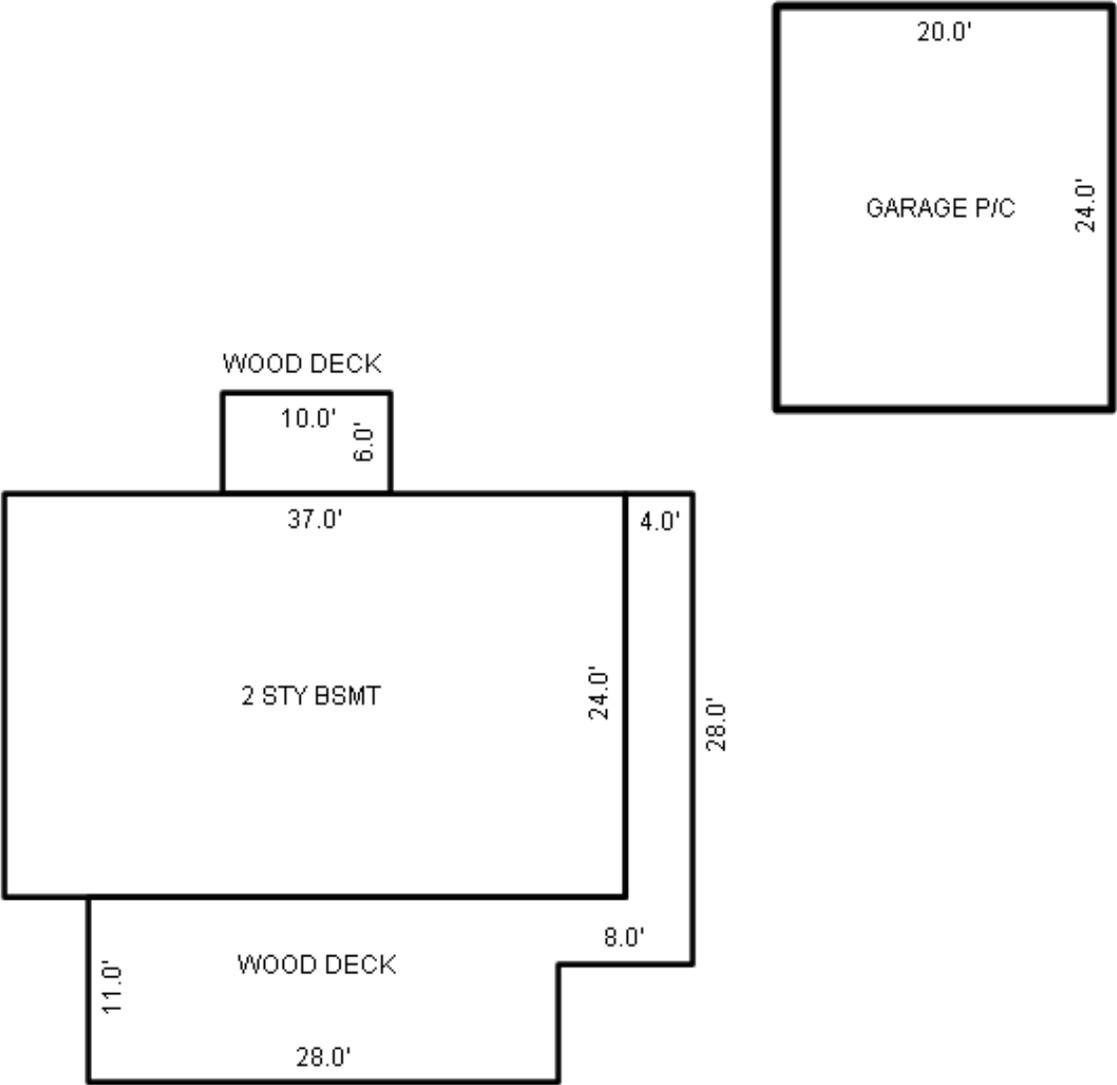
Topography of Site	X Level	X Rolling	X Low	X High	X Landscaped	X Swamp	X Wooded	X Pond	X Waterfront	X Ravine	X Wetland	X Flood Plain
	X											



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	31,700	87,200	118,900			85,653C
2018	29,000	84,300	113,300			83,646C
2017	26,400	81,300	107,700			81,926C
2016	31,400	77,800	109,200			81,196C

*** 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.
QUIACHON ERNESTO B & ROSA	QUIACHON ERNESTO B & ROSA	0	06/24/2015	WD	RELATED PARTY	2015-02462		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6969 W REDMAN DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 264,698 TCV/TFA: 172.55					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS					
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 11 CLAYTON'S HARBOR.	X	Dirt Road		GROUP B 1200/FF	50.00	150.00	1.0562 1.0000	1200 100	63,373
Comments/Influences		Gravel Road		50 Actual Front Feet, 0.17 Total Acres					Total Est. Land Value = 63,373
H.S REMOVED PER STATE RECISSION NOTICE 5-14-97	X	Paved Road		Land Improvement Cost Estimates					
	X	Storm Sewer		Description			Rate	Size % Good	Cash Value
	X	Sidewalk		D/W/P: 3.5 Concrete			5.00	1010 79	3,989
	X	Water		Total Estimated Land Improvements True Cash Value =					3,989
	X	Sewer							
	X	Electric							
	X	Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							



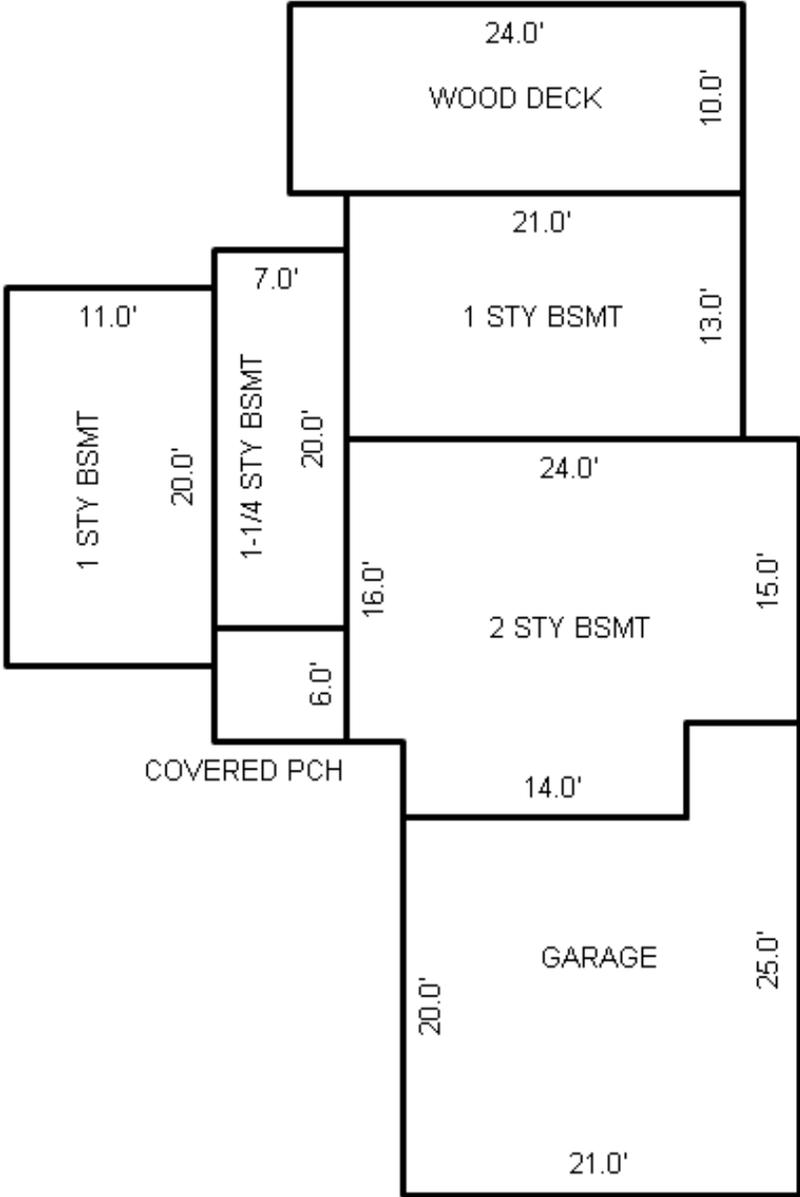
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Level							
X Rolling	2019	31,700	100,600	132,300			110,333C
Low							
X High	2018	29,000	100,700	129,700			107,748C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront	2017	26,400	95,300	121,700			105,532C
Ravine							
Wetland							
Flood Plain	2016	31,400	92,300	123,700			104,591C

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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 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 42 240	Type CCP (1 Story) 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?: Auto. Doors: 1 Mech. Doors: 0 Area: 455 % 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: 1.25S		Trim & Decoration														
Yr Built 1989	Remodeled 0	X	Ex		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	Drywall		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 Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		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											
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish														
		706	Recreation SF Living SF 1 Walkout Doors No Floor SF	(14) Water/Sewer												
(3) Roof	X	Gable Hip Flat	Gambrel Mansard Shed	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X	Asphalt Shingle			Lump Sum Items:												
Chimney: Metal																
Cost Est. for Res. Bldg: 1 Single Family 1.25S										Cls C 5 Blt 1989						
(11) Heating System: Forced Air w/ Ducts																
Ground Area = 1066 SF Floor Area = 1534 SF.																
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70																
Building Areas																
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Basement 220																
1.25 Story Siding Basement 140																
1 Story Siding Basement 273																
2 Story Siding Basement 433																
Total: 161,343 112,948																
Other Additions/Adjustments																
Basement, Outside Entrance, Below Grade 1 1,942 1,359																
Plumbing																
Average Fixture(s) 1 1,120 784																
3 Fixture Bath 2 7,051 4,936																
Porches																
CCP (1 Story) 42 995 696																
Deck																
Treated Wood 240 3,545 2,481																
Garages																
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																
Base Cost 455 16,066 11,246																
Common Wall: 1 Wall 1 -2,038 -1,427																
Door Opener 1 415 290																
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																
<<<<< 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.
BOWE JAMES P & STELLA L	STOLICKER TIMOTHY & MELIS	328,000	11/07/2014	WD	WARRANTY DEED	2014-03755	PTA	100.0
BOWE JAMES P & STELLA L	BOWE JAMES P & STELLA L	0	02/10/2014	QC	RELATED PARTY	2014-00514	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6959 W REDMAN DR			Addition	02/23/2005	20050022	Complete

Owner's Name/Address	MAP #:
STOLICKER TIMOTHY & MELISSA 6121 GREEN RD HASLETT MI 48840	2019 Est TCV 359,705 TCV/TFA: 160.94

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 12 CLAYTON'S HARBOR.	X			GROUP B 1200/FF	50.00	182.00	1.0562	1.0000	1200	100		63,373
Comments/Influences				50 Actual Front Feet, 0.21 Total Acres					Total Est. Land Value =		63,373	

Comments/Influences	X	Sewer	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.	Land Improvement Cost Estimates					
									Description	Rate	Size	% Good	Cash Value	
	X								Residential Local Cost Land Improvements					
	X								Description	Rate	Size	% Good	Cash Value	
	X								LAND IMPROVE 2500	2,500.00	1	95	2,375	
	X								Total Estimated Land Improvements True Cash Value =				2,375	

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



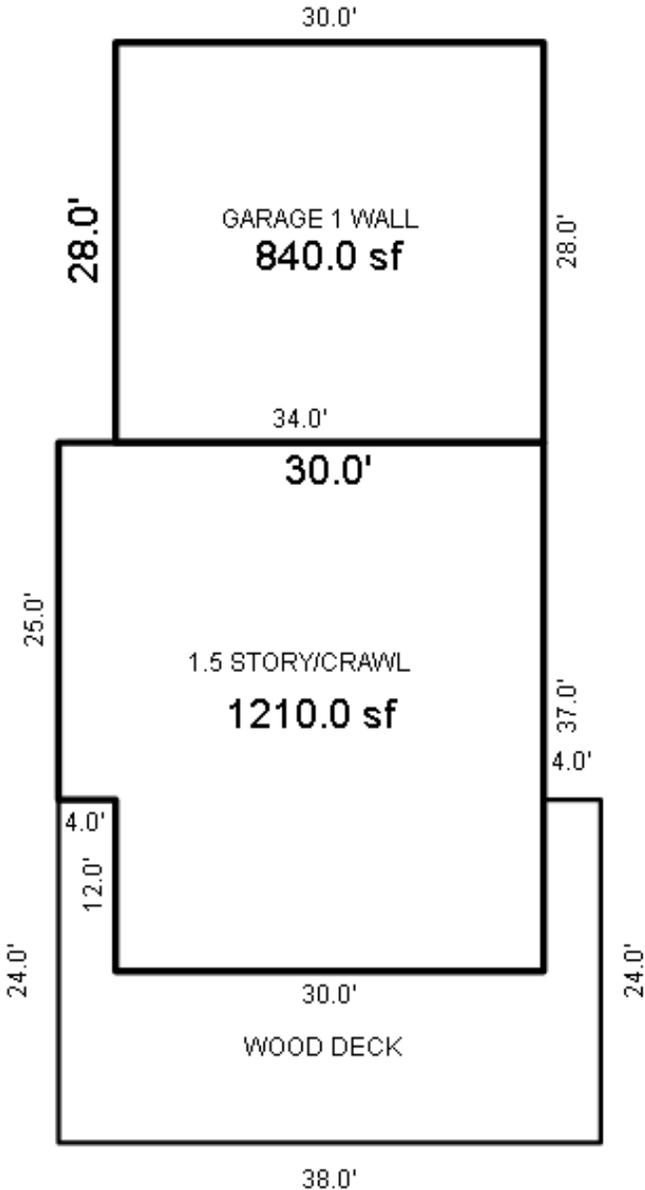
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	31,700	148,200	179,900			165,799C
2018	29,000	144,400	173,400			161,914C
2017	26,400	139,400	165,800			158,584C
2016	31,400	128,600	160,000			157,170C

*** 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 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator 1 Raised Hearth Wood Stove Direct-Vented Ga	Area 552	Type WPP	Year Built: 2005 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 840 % 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 2005	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 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																																																																																								
X	Insulation	No. of Elec. Outlets		Many	X	Ave.		Few																																																																																								
(2) Windows		(7) Excavation		(13) Plumbing																																																																																												
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1210 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 1 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		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Separate Shower																																																																																									
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																									
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X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																																																																										
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Chimney:																																																																																																
Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 1210 SF Floor Area = 2235 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>1.5 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,210</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>420</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>209,549</td> <td>178,103</td> </tr> </tbody> </table> 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 Average Fixture(s)</td> <td>1,120</td> <td>952</td> </tr> <tr> <td>3 Fixture Bath</td> <td>3,525</td> <td>2,996</td> </tr> <tr> <td>2 Fixture Bath</td> <td>2,359</td> <td>2,005</td> </tr> <tr> <td>Separate Shower</td> <td>1,032</td> <td>877</td> </tr> </tbody> </table> Porches <table border="1"> <thead> <tr> <th>Area</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>552 WPP</td> <td>7,010</td> <td>5,958</td> </tr> </tbody> </table> Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) <table border="1"> <thead> <tr> <th>Item</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Base Cost</td> <td>840</td> <td>29,736</td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-2,038</td> </tr> <tr> <td>Door Opener</td> <td>2</td> <td>830</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>1,134</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>4,407</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>2,099</td> </tr> <tr> <td>Fireplaces</td> <td></td> <td></td> </tr> <tr> <td>Exterior 1 Story</td> <td>1</td> <td>4,942</td> </tr> <tr> <td>Raised Hearth</td> <td>1</td> <td>336</td> </tr> <tr> <td colspan="3">Total: 29,736 - 2,038 + 830 + 1,134 + 4,407 + 2,099 + 4,942 + 336 = 44,366</td> </tr> </tbody> </table>													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Crawl Space	1,210			1 Story	Siding	Overhang	420			Total:				209,549	178,103	Average Fixture(s)	Cost	Depr. Cost	1 Average Fixture(s)	1,120	952	3 Fixture Bath	3,525	2,996	2 Fixture Bath	2,359	2,005	Separate Shower	1,032	877	Area	Cost New	Depr. Cost	552 WPP	7,010	5,958	Item	Cost	Depr. Cost	Base Cost	840	29,736	Common Wall: 1 Wall	1	-2,038	Door Opener	2	830	Water/Sewer			Public Sewer	1	1,134	Water Well, 100 Feet	1	4,407	Built-Ins			Appliance Allow.	1	2,099	Fireplaces			Exterior 1 Story	1	4,942	Raised Hearth	1	336	Total: 29,736 - 2,038 + 830 + 1,134 + 4,407 + 2,099 + 4,942 + 336 = 44,366		
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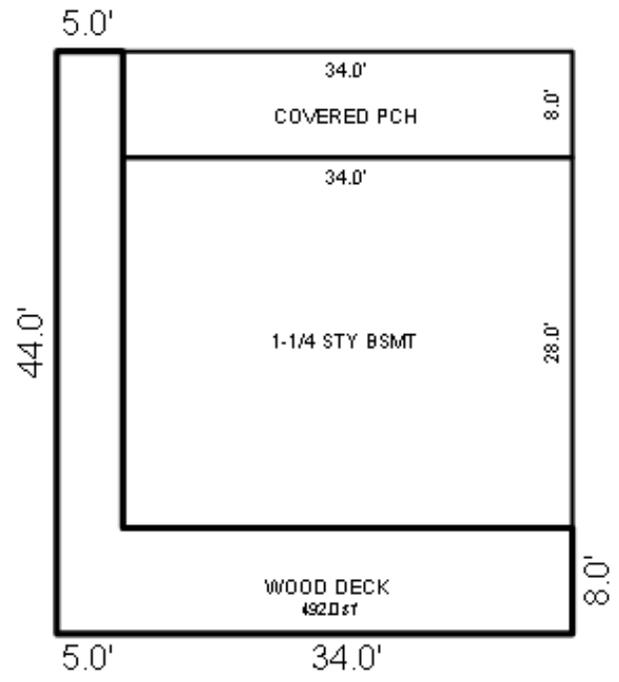
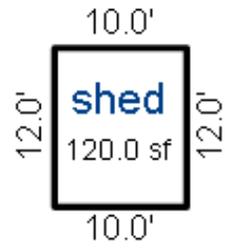
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)		Date	Number	Status					
104 S MARK TRL		School: LAKE CITY - 57020											
Owner's Name/Address		P.R.E. 0%											
ISHAM GERALD R & IRIS I 5972 MISTY HILL CLARKSTON MI 48346		MAP #:		2019 Est TCV 182,503 TCV/TFA: 153.36									
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS									
ISHAM GERALD R & IRIS I 5972 MISTY HILL CLARKSTON MI 48346		Public Improvements		* Factors * 45'X95': EFF 61'									
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 13 CLAYTON'S HARBOR.		Gravel Road		GROUP B 1200/FF	45.00	164.24	0.9951	1.0000	1200	100		53,733	
Comments/Influences		Paved Road		REDMAN ISLE/BAY	16.00	164.24	1.0000	1.0000	200	100		3,200	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Storm Sewer		61 Actual Front Feet, 0.23 Total Acres					Total Est. Land Value =	56,933			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Sidewalk		Land Improvement Cost Estimates									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Water		Description			Rate	Size	% Good	Cash Value			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Sewer		Wood Frame			21.25	120	50	1,275			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Electric		Residential Local Cost Land Improvements									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Gas		Description			Rate	Size	% Good	Cash Value			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Curb		LAND IMPROVE 2500			2,500.00	1	94	2,350			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Street Lights		Total Estimated Land Improvements True Cash Value =					3,625				
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Standard Utilities											
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Underground Utils.											
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Topography of Site											
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		X Level											
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Rolling											
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Low											
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		High											
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Landscaped											
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Swamp											
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Wooded											
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Pond											
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		X Waterfront											
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Ravine											
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Wetland											
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		X PRIVATE RD		2019	28,500	62,800	91,300			66,717C			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		TPC 05/06/2018 INSPECTED		2018	26,200	60,300	86,500			65,154C			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		TPC 12/27/2017 INSPECTED		2017	24,000	57,100	81,100			63,814C			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		TPC 12/20/2010 INSPECTED		2016	28,500	52,700	81,200			63,245C			



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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 272 492	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		Drywall Paneled		Plaster Wood T&G											
Building Style: 1.25S		Trim & Decoration														
Yr Built 1977	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			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: 952 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									
X	Many Avg. X Few	Large Avg. X Small		(8) Basement		1			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		(9) Basement Finish		1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic						
X	Gable Hip Flat	Gambrel Mansard Shed		(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			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
Chimney: Block						Lump Sum Items:										
Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 952 SF Floor Area = 1190 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Basement 952 Total: 125,061 81,288 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,120 728 Porches WCP (1 Story) 272 7,192 4,675 Deck Treated Wood 492 5,673 3,687 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: 144,317 93,804											E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:			
Notes: ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 121,945																

*** 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		
S MARK TRL		School: LAKE CITY - 57020								
Owner's Name/Address		P.R.E. 0%		MAP #:						
PIEKACZ KENNETH L & WEBER LISA M 5375 WRIGHT DR TROY MI 48098		2019 Est TCV 60,000								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS					
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 14 CLAYTON'S HARBOR.		Public Improvements		* Factors *		EFF: PIE SHAPE ~ 108X35				
Comments/Influences		Dirt Road		Description	Frontage	Depth	Rate	%Adj. Reason	Value	
RE,MOVED +5 FOR ROAD REDUCED SIZE & SHAPE -40 TO -20 BIG LOT..SHOULD NOT BE WORTH LESS THAN ADJACENT SMALLER LOTS		Gravel Road		<Site Value I>	GROUP I	\$60000	60000	100	60,000	
		Paved Road		109 Actual Front Feet, 0.19 Total Acres		Total Est. Land Value =		60,000		
		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
X Rolling				2019	30,000	0	30,000			21,240C
X Low				2018	30,000	0	30,000			20,743C
X High				2017	30,000	0	30,000			20,317C
X Landscaped				2016	30,000	0	30,000			20,136C
X Swamp										
X Wooded										
X Pond										
X Waterfront										
X Ravine										
X Wetland										
X Flood Plain										
X Private Road										
Who		When	What							
TPC 12/27/2017 INSPECTED										
TPC 02/07/2012 INSPECTED										

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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.
		100,000	05/01/1995	WD	Download	299:660		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
157 S MARK TRL						
Owner's Name/Address	School: LAKE CITY - 57020					
MCKINNON DONALD & MARILYN 157 MARK TRAIL LAKE CITY MI 49651	P.R.E. 100% 05/03/1999					
	MAP #:					
	2019 Est TCV 395,128 TCV/TFA: 142.90					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 15 CLAYTON'S HARBOR.	X		GROUP B 1200/FF	85.00	110.00	0.9008	1.0000	1200	100	91,880
Comments/Influences			85 Actual Front Feet, 0.22 Total Acres Total Est. Land Value = 91,880							

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	D/W/P: 4in Ren. Conc.	6.21	800 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
		Curb	Total Estimated Land Improvements True Cash Value = 2,375			

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Low	X	High	2018	42,100	149,800	191,900			152,701C
Landscaped		Swamp	2017	38,300	144,000	182,300			149,561C
Wooded		Pond	2016	46,700	132,800	179,500			148,227C
Waterfront	X	Ravine							
Wetland		Flood Plain							
PRIVATE RD	X								

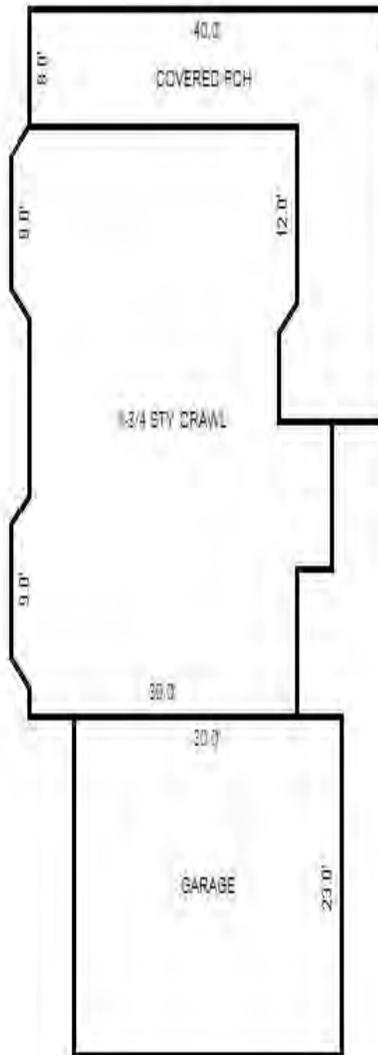


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*** Information herein deemed reliable but not guaranteed***

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 1 Wood Stove Direct-Vented Ga	Area 535	Type CCP (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?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 690 % 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																	
Yr Built 1997	Remodeled 0	Ex	X	Ord			Min	Size of Closets											
Condition: Average		X	Lg		Ord		Small	Doors			Solid	X	H.C.						
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric		200 Amps Service										
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No./Qual. of Fixtures		Ex. X Ord. Min		No. of Elec. Outlets		Many X Ave. Few		(7) Excavation		(13) Plumbing		
(1) Exterior	X	Drywall						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		Cost Est. for Res. Bldg: 1 Single Family 1.75S (11) Heating System: Forced Air w/ Ducts Ground Area = 1580 SF Floor Area = 2765 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost 1.75 Story Siding Crawl Space 1,580 Total: 237,290 189,841		Other Additions/Adjustments					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(8) Basement		Basement: 0 S.F. Crawl: 1580 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		Water/Sewer Public Sewer Water Well, 100 Feet		Built-Ins Appliance Allow. Fireplaces Wood Stove		Local Cost Items SANITARY SEWER		1 0 0 *		
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF		Lump Sum Items:		Water/Sewer Public Sewer Water Well, 100 Feet		Garages CCP (1 Story)		Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Common Wall: 1 Wall Door Opener		25,834 -2,038 830		20,667 -1,630 664	
X	Wood Sash Metal Sash Vinyl Sash	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Water/Sewer Public Sewer Water Well, 100 Feet		Garages CCP (1 Story)		Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Common Wall: 1 Wall Door Opener		25,834 -2,038 830		20,667 -1,630 664	
X	Double Hung Horiz. Slide Casement	Recreation SF Living SF Walkout Doors No Floor SF		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Water/Sewer Public Sewer Water Well, 100 Feet		Garages CCP (1 Story)		Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Common Wall: 1 Wall Door Opener		25,834 -2,038 830		20,667 -1,630 664	
X	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Water/Sewer Public Sewer Water Well, 100 Feet		Garages CCP (1 Story)		Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Common Wall: 1 Wall Door Opener		25,834 -2,038 830		20,667 -1,630 664	
(3) Roof		Gable Hip Flat		Gambrel Mansard Shed		Chimney:		Lump Sum Items:		Water/Sewer Public Sewer Water Well, 100 Feet		Garages CCP (1 Story)		Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Common Wall: 1 Wall Door Opener		25,834 -2,038 830		20,667 -1,630 664	
Chimney:		Gable Hip Flat		Gambrel Mansard Shed		Chimney:		Lump Sum Items:		Water/Sewer Public Sewer Water Well, 100 Feet		Garages CCP (1 Story)		Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Common Wall: 1 Wall Door Opener		25,834 -2,038 830		20,667 -1,630 664	

*** 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										
S MARK TRL		School: LAKE CITY - 57020		P.R.E. 100% 05/03/1999		MAP #:		2019 Est TCV 91,880										
Owner's Name/Address		MCKINNON DONALD & MARILYN		157 MARK TRAIL		LAKE CITY MI 49651												
Tax Description		. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W		LOT 16 CLAYTON'S HARBOR.		Comments/Influences												
		Improved		X	Vacant		Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS											
		Public Improvements		* Factors *		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value			
		Dirt Road		GROUP B 1200/FF		85.00	102.00	0.9008	1.0000	1200	100			91,880				
		Gravel Road		85 Actual Front Feet, 0.20 Total Acres		Total Est. Land Value =								91,880				
		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		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	45,900	0	45,900						35,555C				
		TPC 12/27/2017	INSPECTED		2018	42,100	0	42,100						34,722C				
		TPC 05/08/2017	INSPECTED		2017	38,300	0	38,300						34,008C				
		TPC 02/07/2012	INSPECTED		2016	46,700	0	46,700						33,705C				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JENKINS JOANNE E	JENKINS JOANNE E TRUST	0	09/18/2013	QC	QUIT CLAIM	2013-03961 QD		0.0
JENKINS DAVID F & JOANNE	JENKINS JOANNE E	0	04/15/1999	DC	CERTIFICATE OF DEATH	2013-03960 DC		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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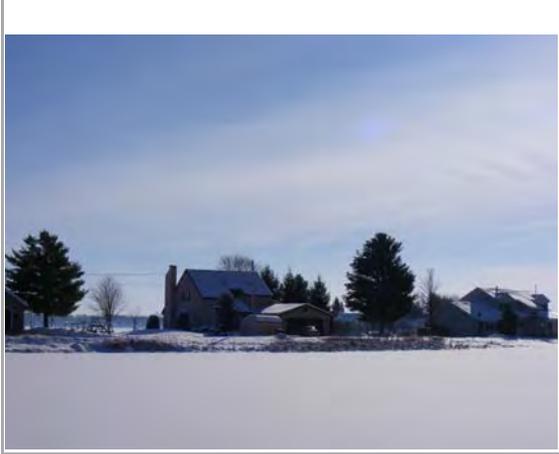
133 S MARK TRL	School: LAKE CITY - 57020					
	P.R.E. 100% 07/25/1994					

Owner's Name/Address	MAP #:
JENKINS JOANNE E TRUST 4909 HIDDEN PINES COURT MIDLAND MI 48640	2019 Est TCV 290,509 TCV/TFA: 146.35

X	Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
GROUP B 1200/FF	65.00	139.00	0.9763	1.0000	1200 100	76,149
65 Actual Front Feet, 0.21 Total Acres						Total Est. Land Value = 76,149

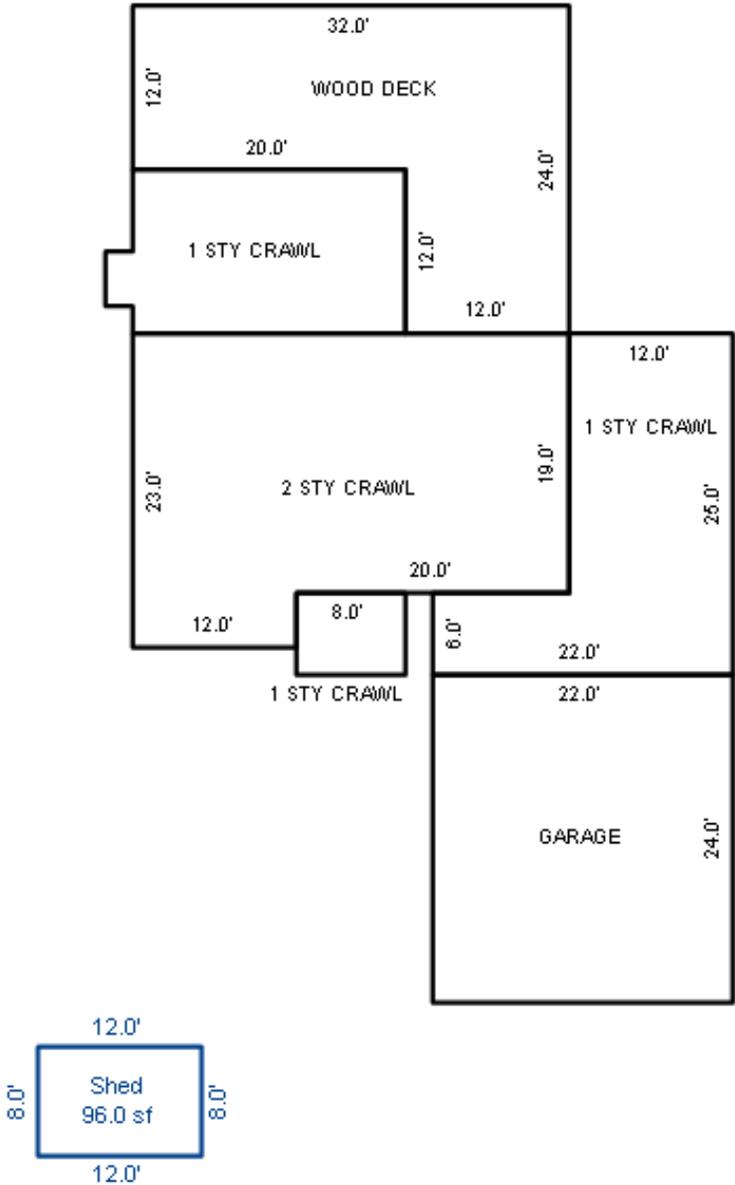
Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates			
Description				Description	Rate	Size % Good	Cash Value
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 17 CLAYTON'S HARBOR.	X	Dirt Road		D/W/P: 3.5 Concrete	5.00	480 0	0
Comments/Influences	X	Gravel Road		Wood Frame	22.41	96 50	1,075
	X	Paved Road		Residential Local Cost Land Improvements			
	X	Storm Sewer		Description	Rate	Size % Good	Cash Value
	X	Sidewalk		LAND IMPROVE 2500	2,500.00	1 94	2,350
	X	Water		Total Estimated Land Improvements True Cash Value = 3,425			

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2019	38,100	107,200	145,300			108,675C
Rolling	2018	34,900	101,800	136,700			106,128C
Low	2017	31,700	97,800	129,500			103,946C
X High	2016	38,200	93,700	131,900			103,019C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JENKINS JOANNE E	JENKINS MARK A	1	09/18/2013	QC	RELATED PARTY	2013-03595 QD		0.0
		110,000	02/01/2003	WD	Download	03-0:1022		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
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S MARK TRL	School: LAKE CITY - 57020					
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Owner's Name/Address	P.R.E. 0%					
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JENKINS MARK A	MAP #:					
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473 DELAWARE CIRCLE	2019 Est TCV 80,204					
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BOLINGBROOK IL 60440	Improved	X	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS		
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Tax Description	Public Improvements	* Factors *			
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. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W	X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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LOT 18 CLAYTON'S HARBOR.		Gravel Road	GROUP B 1200/FF	70.00	148.00	0.9548	1.0000	1200	100		80,204
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Comments/Influences		Paved Road	70 Actual Front Feet, 0.24 Total Acres		Total Est. Land Value =						80,204
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		Storm Sewer									
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		Sidewalk									
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		Water									
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	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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		Level									
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		Rolling									
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		Low									
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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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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		PRIVATE RD	2019	40,100	0	40,100			34,919C
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		TPC 12/27/2017 INSPECTED	2018	36,800	0	36,800			34,101C
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		TPC 05/08/2017 INSPECTED	2017	33,400	0	33,400			33,400S
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		TPC 02/07/2012 INSPECTED	2016	40,400	0	40,400			40,400S
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GRILL DONALD L & CATHY A	DONOFRIO DAVID & JENNIFER	262,500	07/21/2017	WD	Arms Length	2017-02259	PTA	100.0
WYNGARDEN KAREN L	GRILL DONALD L & CATHY A	230,000	04/27/2015	WD	WARRANTY DEED	2015-01583	PTA	100.0
WYNGARDEN JAMES F & KAREN	WYNGARDEN KAREN L	0	09/09/2014	DC	CERTIFICATE OF DEATH	2014-03291		0.0

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

Owner's Name/Address	MAP #:
DONOFRIO DAVID & JENNIFER 1186 EAGLE NEST CT MILFORD MI 48381	2019 Est TCV 269,103 TCV/TFA: 151.52

X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH 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 B 1200/FF		65.00	141.00	0.9763	1.0000	1200	100		76,149
	65 Actual Front Feet, 0.21 Total Acres		Total Est. Land Value =							76,149

Tax Description	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
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. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 19 CLAYTON'S HARBOR.	Residential Local Cost Land Improvements	Description	Rate	Size	% Good	Cash Value
Comments/Influences	LAND IMPROVE 1000		1,000.00	1	94	940
	Total Estimated Land Improvements True Cash Value =					940

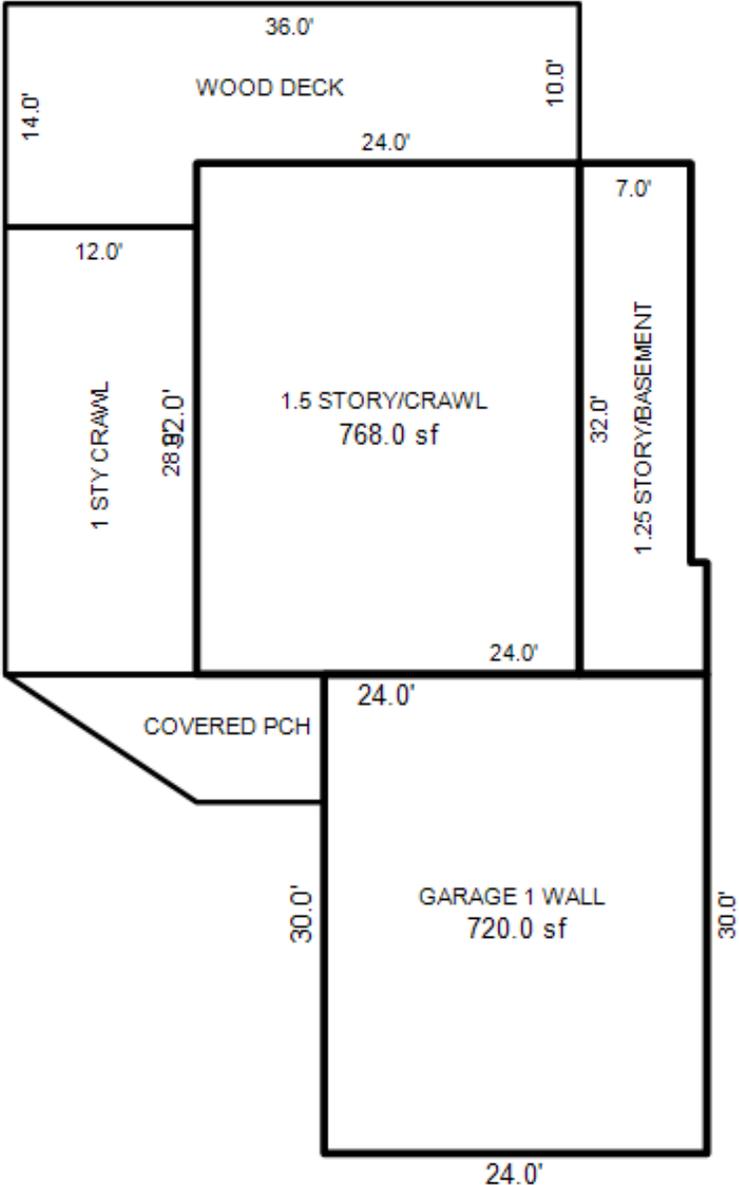
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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X Level	2019	38,100	96,500	134,600			124,006C
X Rolling	2018	34,900	86,200	121,100			121,100S
X Low	2017	31,700	78,800	110,500			110,500S
X High	2016	38,200	82,100	120,300			120,300S
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							
X PRIVATE RD							



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZIMMERMAN MELVIN D & MARC	UTECH KEITH & MEGHAN	320,000	08/03/2017	WD	Arms Length	2017-02419	PTA	100.0
		85,000	04/01/2001	WD	Download	01-0:1240		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
121 S MARK TRL			New House	10/30/2003	20030424	Complete

Owner's Name/Address	MAP #:	2019 Est TCV 326,498 TCV/TFA: 170.05
UTECH KEITH & MEGHAN 121 S MARK TRAIL Lake City MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 20 CLAYTON'S HARBOR.	X		Dirt Road	70.00	134.00	0.9548	1.0000	1200	100	80,204	
Comments/Influences			Gravel Road	70 Actual Front Feet, 0.22 Total Acres						Total Est. Land Value =	80,204

Comments/Influences	X Sewer	X Electric	X Gas	Land Improvement Cost Estimates			
				Description	Rate	Size % Good	Cash Value
				Residential Local Cost Land Improvements			
				LAND IMPROVE 2500	2,500.00	1 94	2,350
				Total Estimated Land Improvements True Cash Value =			2,350

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2019	40,100	123,100	163,200			156,262C

X Rolling	2018	36,800	115,800	152,600			152,600S
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X High	2017	33,400	100,100	133,500			126,367C
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X Landscaped	2016	40,400	92,400	132,800			125,240C
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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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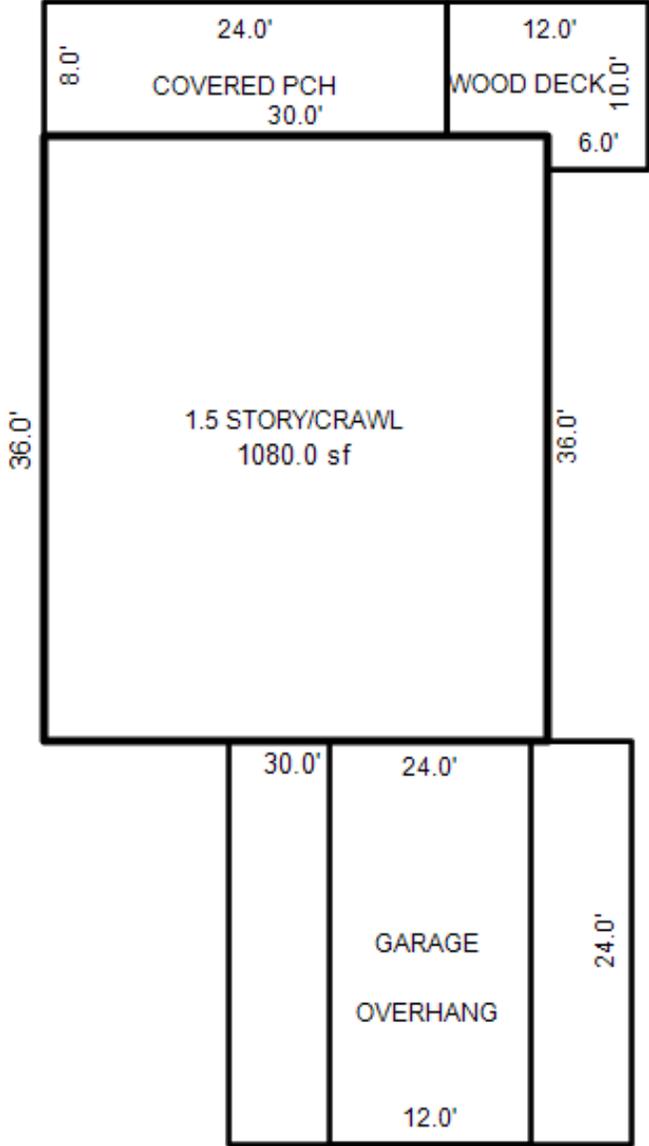
X PRIVATE RD							
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	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 60	Type WCP (1 Story) Treated Wood	Year Built: 2004 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: 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														
Yr Built 2004	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 3 Bedrooms	Kitchen: Other: Other:					0 Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S						Cls C 5 Blt 2004			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	Ex.	X	Ord.	Min	(11) Heating System: Forced Heat & Cool Ground Area = 1080 SF Floor Area = 1920 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85								
(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 Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 1080 S.F. Slab: 0 S.F. Height to Joists: 0.0		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			1.5 Story Siding Crawl Space 1,080 1 Story Siding Overhang 300 Total: 176,731 150,209		Other Additions/Adjustments							
X	Asphalt Shingle	(8) Basement		(13) Plumbing			Plumbing									
Chimney:		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 Deck Garages									
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Class: C Exterior: Siding Foundation: 42 Inch (Finished)									
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			Water/Sewer Public Sewer Water Well, 100 Feet									
				Lump Sum Items:			Built-Ins Appliance Allow. Fireplaces									
							Direct-Vented Gas									
							Local Cost Items									
<<<<< 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.
WOODISON RICHARD G & JOYC	CRANER JERRY D & KAREN S	275,000	10/22/2018	WD	Arms Length	2018-03415	PTA	100.0

Property Address: 117 S MARK TRL
 Class: 401 RESIDENTIAL-I Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY - 57020
 P.R.E. 100% 10/30/2018

Owner's Name/Address: CRANER JERRY D & KAREN S
 117 S MARK TRAIL
 LAKE CITY MI 49651
 MAP #: 2019 Est TCV 275,610 TCV/TFA: 147.46

X	Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS					
	Public Improvements		* Factors *					
	Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value

	GROUP B 1200/FF	65.00	143.00	0.9763	1.0000	1200	100	76,149
	65 Actual Front Feet, 0.21 Total Acres						Total Est. Land Value =	76,149

	Land Improvement Cost Estimates			Rate	Size	% Good	Cash Value
	Description	Residential Local Cost Land Improvements					

X	Sewer	Description	Rate	Size	% Good	Cash Value
X	Electric	LAND IMPROVE 2500	2,500.00	1	94	2,350
X	Gas	Total Estimated Land Improvements True Cash Value =				2,350

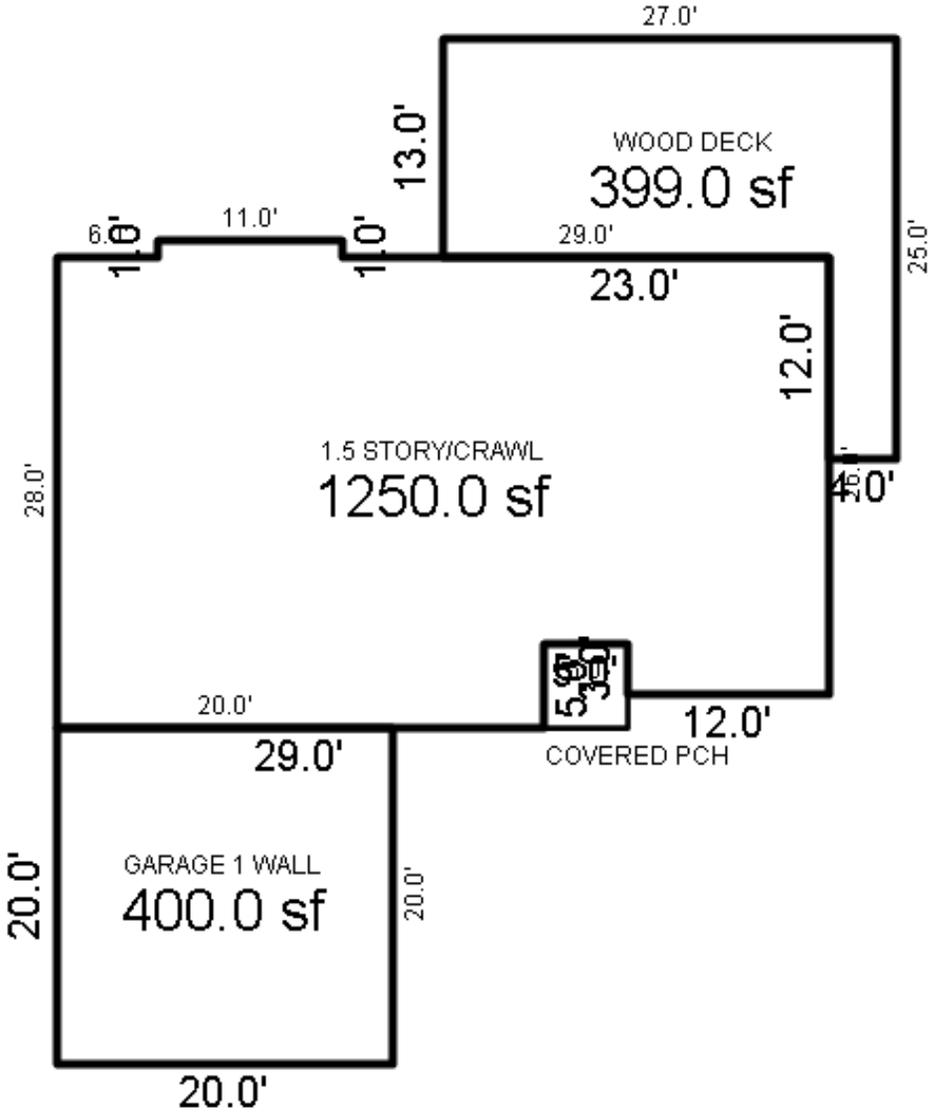
	Water						
	Sidewalk						
	Standard Utilities						
	Underground Utils.						



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	Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2019	38,100	99,700	137,800			137,800S
	Rolling		2018	34,900	100,800	135,700			126,081C
X	High		2017	31,700	97,400	129,100			123,488C
	Landscaped		2016	38,200	89,900	128,100			122,387C
	Swamp								
	Wooded								
	Pond								
X	Waterfront								
	Ravine								
	Wetland								
X	Flood Plain								
	PRIVATE RD								
	Who	When	What						
	TPC 12/27/2017	INSPECTED							
	TPC 10/10/2011	INSPECTED							

*** 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.
NENNINGER KENNETH R & TRU	NENNINGER KENNETH & TRUDY	0	06/27/2017	QC	RELATED PARTY	2017-02156		0.0
		178,000	05/01/2002	WD	Download	02-0:2473		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
113 S MARK TRL			Reroof	10/10/2013	2013-0515	100%

Owner's Name/Address	MAP #:
NENNINGER KENNETH & TRUDY TRUST 54510 JEFFREY MACOMB MI 48042	2019 Est TCV 204,039 TCV/TFA: 196.95

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 22 CLAYTON'S HARBOR.	X		GROUP B 1200/FF	70.00	161.00	0.9548	1.0000	1200	100	80,204
Comments/Influences			70 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 80,204							

Comments/Influences	X Sewer	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
	X	Residential Local Cost Land Improvements <td></td> <td></td> <td></td>			
	X	Electric	2,500.00	1 94	2,350
	X	Gas	Total Estimated Land Improvements True Cash Value =		2,350

Comments/Influences	X Electric	X Gas	Curb	Street Lights	Standard Utilities	Underground Utils.	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
							2019	40,100	61,900	102,000			92,631C
							2018	36,800	58,200	95,000			90,460C
							2017	33,400	55,200	88,600			88,600S
							2016	40,400	52,900	93,300			91,408C

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

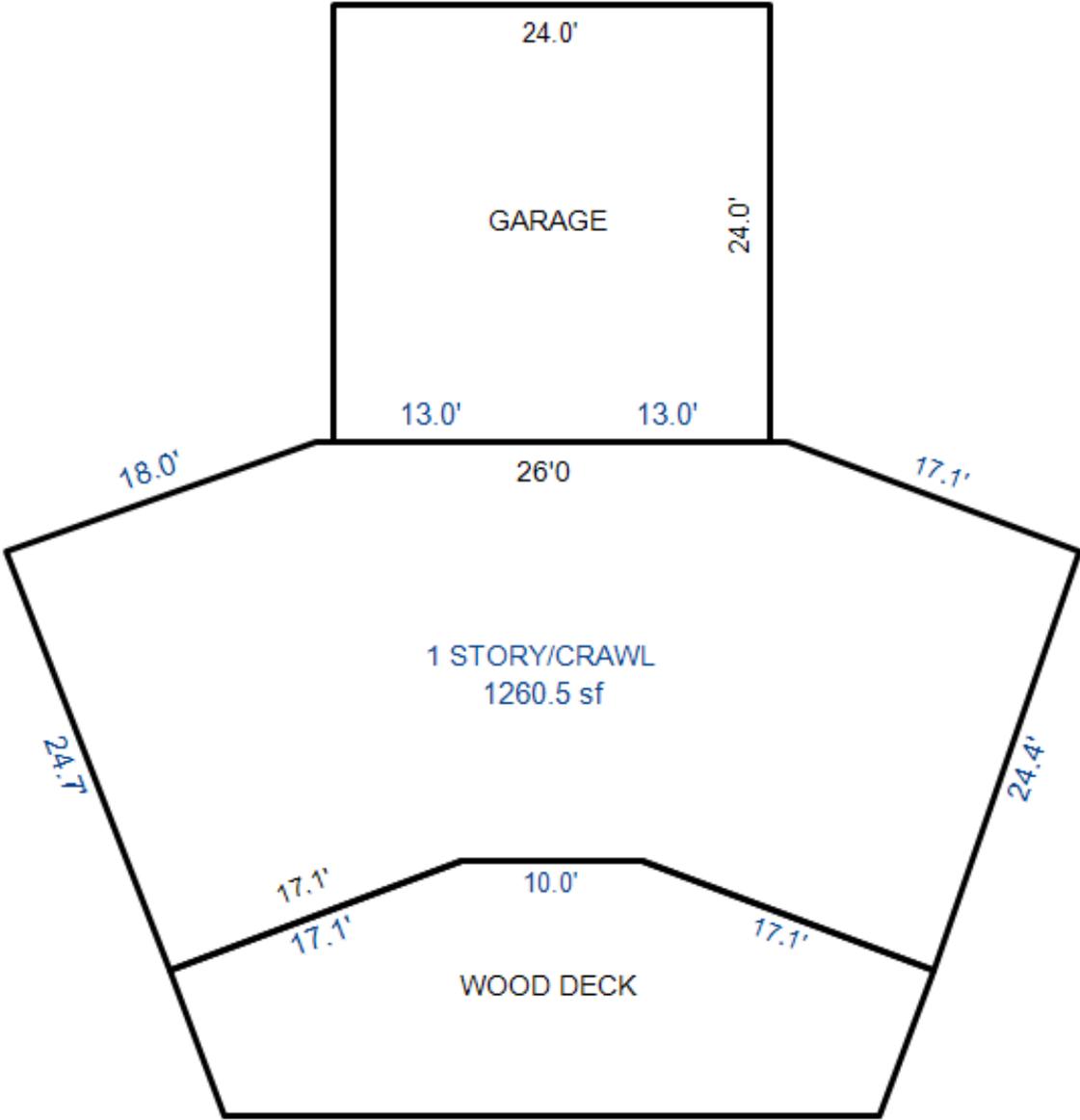


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil 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 366	Type 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?: 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 1989	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 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 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1036 SF Floor Area = 1036 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Cls C -5 Blt 1989			
	Insulation	(7) Excavation		No. of Elec. Outlets												
(2) Windows		(8) Basement		(13) Plumbing												
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1036 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			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(9) Basement Finish		(14) Water/Sewer												
X	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			1 Story Siding Crawl Space 1,036			Total: 99,344 69,539						
(3) Roof		(10) Floor Support		Lump Sum Items:			Other Additions/Adjustments									
X	Gable Hip Flat	Gambrel Mansard Shed					Plumbing									
X	Asphalt Shingle						Deck									
Chimney: Metal							Garages									
							Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)									
							Water/Sewer									
							Built-Ins									
							Appliance Allow.									
							Local Cost Items									
							SANITARY SEWER									
							Notes:									
							ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV:									
							Totals:			133,504		93,450		*		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LUDDEN GERALD D & VIRGINI	LUDDEN GERALD D & VIRGINI	0	07/21/2008	WD	Not Qualified	2008/2740		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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109 S MARK TRL	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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LUDDEN GERALD D & VIRGINIA L TTEE LUDDEN GERALD D & VIRGINIA TRUST 1316 WOODINGHAM EAST LANSING MI 48823	2019 Est TCV 235,894 TCV/TFA: 173.45
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X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH 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 B 1200/FF	75.00	166.00	0.9352	1.0000	1200	100		84,172
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75 Actual Front Feet, 0.29 Total Acres								Total Est. Land Value =	84,172
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Land Improvement Cost Estimates							
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Description	Rate	Size	% Good	Cash Value
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Wood Frame	22.41	96	94	2,022
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Residential Local Cost Land Improvements							
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Description	Rate	Size	% Good	Cash Value
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Gas	LAND IMPROVE 2500	2,500.00	1	94	2,350
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Total Estimated Land Improvements True Cash Value =				4,372
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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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Low								
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X	High							
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X	Landscaped							
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Swamp								
-------	--	--	--	--	--	--	--	--

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

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

X	Waterfront							
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Ravine								
--------	--	--	--	--	--	--	--	--

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

Flood Plain								
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X	PRIVATE RD	2019	42,100	75,800	117,900			97,127C
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TPC 12/27/2017 INSPECTED		2018	38,600	72,700	111,300			94,851C
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TPC 10/10/2011 INSPECTED		2017	35,100	70,200	105,300			92,901C
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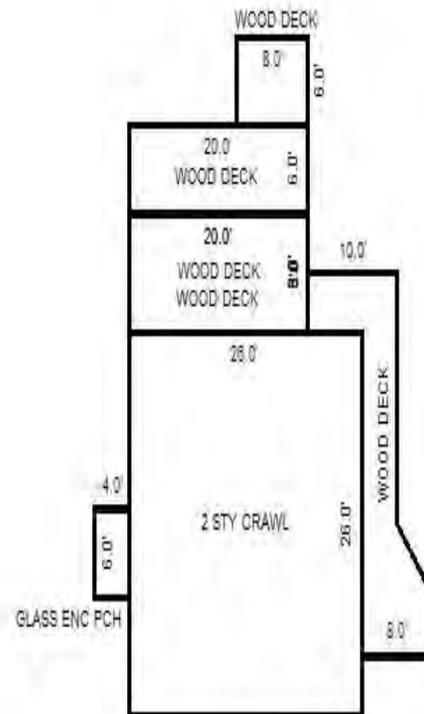
		2016	42,600	69,800	112,400			92,073C
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Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BOLDA ROBERT ALAN	KUNKEL BRIAN & JAMIE	90,000	07/07/2017	WD	Arms Length	2017-02145	PTA	100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S MARK TRL	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 07/24/2017					
KUNKEL BRIAN & JAMIE 101 S MARK TRL LAKE CITY MI 49651	MAP #:					
	2019 Est TCV 80,204					

Improved	X	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS						
Public Improvements			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			GROUP B 1200/FF	70.00	150.00	0.9548	1.0000	1200 100	80,204
			75 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =						80,204

Tax Description
SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 24 CLAYTON'S HARBOR.

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
- X High
- 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	40,100	0	40,100			37,683C
2018	36,800	0	36,800			36,800S
2017	33,400	0	33,400		33,400W	33,400S
2016	40,400	0	40,400			38,203C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BOUZA LARRY A	KUNKEL BRIAN P	107,000	07/31/2015	WD	Arms Length	2015-02599	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
S MARK TRL	School: LAKE CITY - 57020		New House	04/19/2016	2016-0105	100%
	P.R.E. 100% 05/16/2017					

Owner's Name/Address	MAP #:	2019 Est TCV 210,132 TCV/TFA: 269.40
KUNKEL BRIAN P 101 S MARK TRL LAKE CITY MI 49651		

X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS						
Public Improvements		* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP B 1200/FF	63.80	149.00	0.9817	1.0000	1200	100		75,162
60 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 75,162

Tax Description	X	Land Improvement Cost Estimates						
		Description	Rate	Size	% Good	Cash Value		
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 25 CLAYTON'S HARBOR.	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	22.01	99	50			1,089
		Total Estimated Land Improvements True Cash Value =						1,089

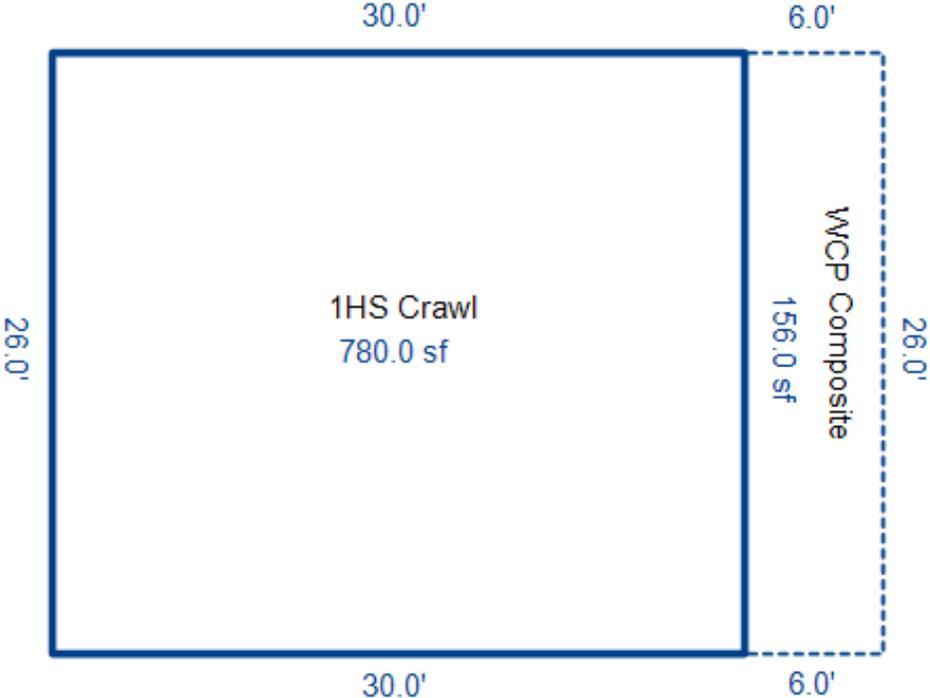
Comments/Influences	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Level	2019	37,600	67,500	105,100			98,359C
	X	Rolling							
	X	Low							
	X	High							
	X	Landscaped							
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							
	X	Private Road							



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	12/24/2017	INSPECTED	2018	34,400	64,600	99,000			96,054C
JWV	12/24/2016	INSPECTED	2017	31,300	33,200	64,500			64,500S
JWV	10/01/2016	INSPECTED	2016	37,700	0	37,700			37,700S

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



50% Complete



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KEINATH JAMES P & GWEN L	WHITE SEYMOUR BENJAMIN J	265,000	09/22/2017	WD	Arms Length	2017-02929	PTA	100.0
		162,500	05/01/1998	WD	Download	319:319		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6945 W REDMAN DR			Addition	05/02/2007	20070220	Complete

Owner's Name/Address	MAP #:
WHITE SEYMOUR BENJAMIN J & JENNIFER 122 COCORANE DR CADILLAC MI 49601	2019 Est TCV 267,941 TCV/TFA: 190.30

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 26 CLAYTON'S HARBOR.			
Comments/Influences			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X Dirt Road	GROUP B 1200/FF	66.40	163.00	0.9701	1.0000	1200	100		77,294	
X Gravel Road	70 Actual Front Feet, 0.24 Total Acres								Total Est. Land Value =	77,294
X Paved Road	Land Improvement Cost Estimates									
X Storm Sewer	Description	Rate	Size	% Good	Cash Value					
X Sidewalk	D/W/P: Patio Blocks	11.84	150	0	0					
X Water	D/W/P: 4in Ren. Conc.	6.21	288	0	0					
X Sewer	D/W/P: Asphalt Paving	2.35	288	0	0					
X Electric	D/W/P: Patio Blocks	11.84	200	0	0					
X Gas	Wood Frame	22.41	96	50	1,075					
X Curb	Residential Local Cost Land Improvements									
X Street Lights	Description	Rate	Size	% Good	Cash Value					
X Standard Utilities	LAND IMPROVE 2500	2,500.00	1	95	2,375					
X Underground Utils.	Total Estimated Land Improvements True Cash Value =								3,450	



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

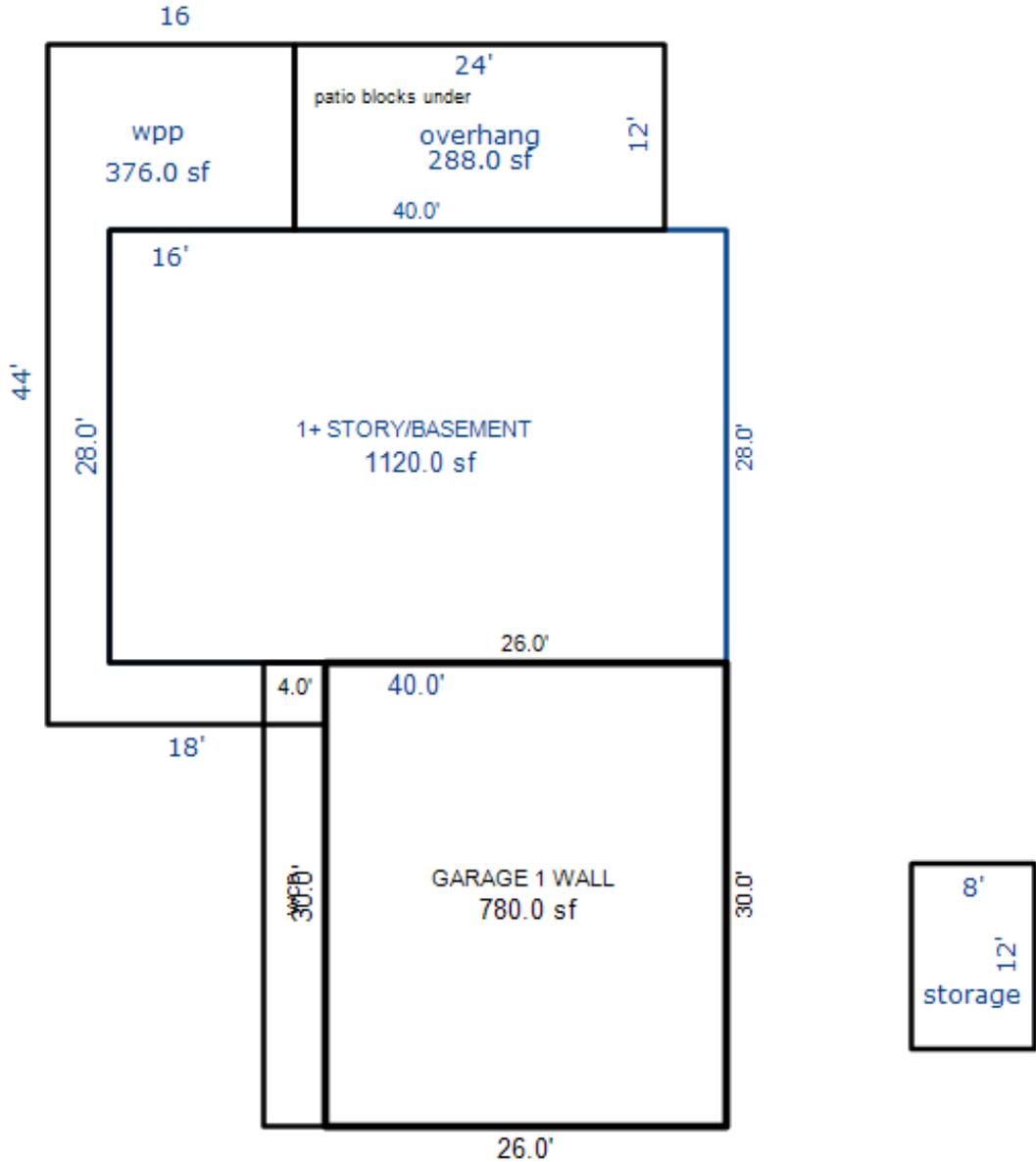
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	38,600	95,400	134,000			134,000S
2018	35,400	96,600	132,000			132,000S
2017	32,200	96,500	128,700			119,169C
2016	38,800	87,200	126,000			118,107C

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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 1 Wood Stove Direct-Vented Ga	Area 120 376	Type CCP (1 Story) WPP	Year Built: 1983 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 780 % 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 +10 Effec. Age: 35 Floor Area: 1,408 Total Base New : 221,549 Total Depr Cost: 143,998 Estimated T.C.V: 187,197		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 10 Blt 1983			
Yr Built 1983	Remodeled 0	Ex	X	Ord	Min	200 Amps Service			Ground Area = 1120 SF Floor Area = 1408 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65					
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 3 Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual		1 Story Siding Basement 1,120 1 Story Siding Overhang 288		Total: 161,873		105,211	
(1) Exterior		(6) Ceilings		Many X Ave. Few			1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments Basement, Outside Entrance, Below Grade Plumbing Average Fixture(s) 3 Fixture Bath Separate Shower		1 1,942		1,262	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	(7) Excavation			1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Porches CCP (1 Story) WPP		120 2,522 376 4,802		1,639 3,121	
(2) Windows		(8) Basement		(9) Basement Finish			(14) Water/Sewer		Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Common Wall: 1 Wall Door Opener		780 28,150 1 -2,038 2 830		18,297 -1,325 539	
X	Many Avg. X Few	Large Avg. X Small		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		Water/Sewer Public Sewer Water Well, 100 Feet		1 1,134 1 4,407		737 2,865	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	560 Recreation SF Living SF 1 Walkout Doors No Floor SF		(10) Floor Support			Lump Sum Items:		Built-Ins Appliance Allow. Fireplaces Wood Stove		1 2,099 1 1,936		1,364 1,258	
X	Double Glass Patio Doors Storms & Screens	1 Walkout Doors No Floor SF		Joists: Unsupported Len: Cntr.Sup:					Fireplaces Wood Stove		1 1,936		1,258	
(3) Roof		Chimney:							<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					

*** 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.
SCULLY ANDREW J TRUST	SLOBODA DONALD & SALLY	253,500	07/30/2018	WD	Arms Length	2018-02511	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6939 W REDMAN DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
SLOBODA DONALD & SALLY 4547 HACKETT RD SAGINAW MI 48603	MAP #:	2019 Est TCV 246,311 TCV/TFA: 183.27				

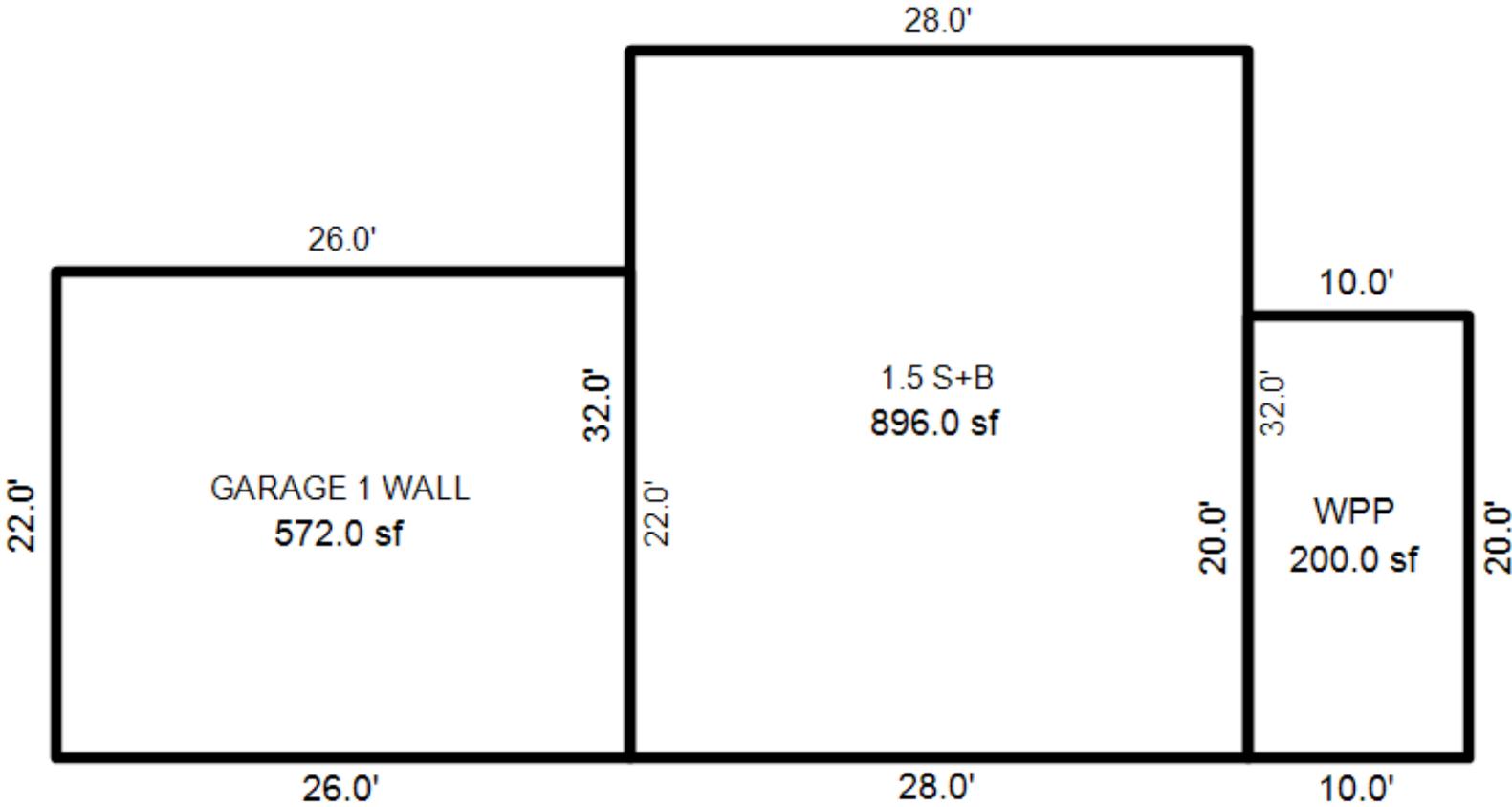
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 27 CLAYTON'S HARBOR.	X		Dirt Road	60.00	159.00	1.0000	1.0000	1200	100	72,000	
Comments/Influences	X		Gravel Road	60 Actual Front Feet, 0.22 Total Acres						Total Est. Land Value =	72,000
			Paved Road	Land Improvement Cost Estimates							
			Storm Sewer	Description			Rate	Size % Good	Cash Value		
			Sidewalk	D/W/P: 4in Concrete			5.29	1100 0	0		
	X		Water	Residential Local Cost Land Improvements							
	X		Sewer	Description			Rate	Size % Good	Cash Value		
	X		Electric	LAND IMPROVE 2500			2,500.00	1 94	2,350		
	X		Gas	Total Estimated Land Improvements True Cash Value =							2,350
			Curb								
			Street Lights								
			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
X	Level		2019	36,000	87,200	123,200			123,200S
	Rolling								
	Low								
X	High		2018	33,000	89,300	122,300			91,453C
	Landscaped								
	Swamp		2017	30,000	82,900	112,900			89,572C
	Wooded								
	Pond		2016	36,000	76,500	112,500			88,774C
X	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What							
TPC	12/27/2017	INSPECTED							
TPC	05/01/2017	INSPECTED							
TPC	02/07/2012	INSPECTED							

*** 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.
EMERY NATHAN F & SHARON K	EMERY SHARON K	0	02/20/2012	DC	CERTIFICATE OF DEATH	2016-02131		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6929 W REDMAN DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 168,010 TCV/TFA: 145.84					

EMERY NATHAN F & SHARON K TRUST 1571 S MERRITT RD MERRITT MI 49667	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS							
			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			GROUP B 1200/FF	80.00	140.00	0.9173	1.0000	1200	100	88,062
			80 Actual Front Feet, 0.26 Total Acres						Total Est. Land Value =	88,062

Tax Description	X	Public Improvements	Land Improvement Cost Estimates				
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 28 EXC N 10 FT THOF. CLAYTON'S HARBOR.		Dirt Road	Description	Rate	Size	% Good	Cash Value
		Gravel Road	D/W/P: 4in Concrete	5.29	168	0	0
		Paved Road	D/W/P: 4in Concrete	5.29	288	0	0
		Storm Sewer	Residential Local Cost Land Improvements				
		Sidewalk	Description	Rate	Size	% Good	Cash Value
		Water	LAND IMPROVE 1000	1,000.00	2	94	1,880
		X Sewer	Total Estimated Land Improvements True Cash Value =				1,880
		X Electric					
		X Gas					
		X Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					

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

Who	When	What	2019	2018	2017	2016
			44,000	40,400	36,700	44,700
		JWV 06/18/2018 INSPECTED		44,300	44,300	48,900
		TPC 12/27/2017 INSPECTED		84,700	81,000	93,600
		TPC 02/07/2012 INSPECTED		84,000	81,000	93,600
				84,000	81,000	93,600
				82,701C	81,000S	92,476C

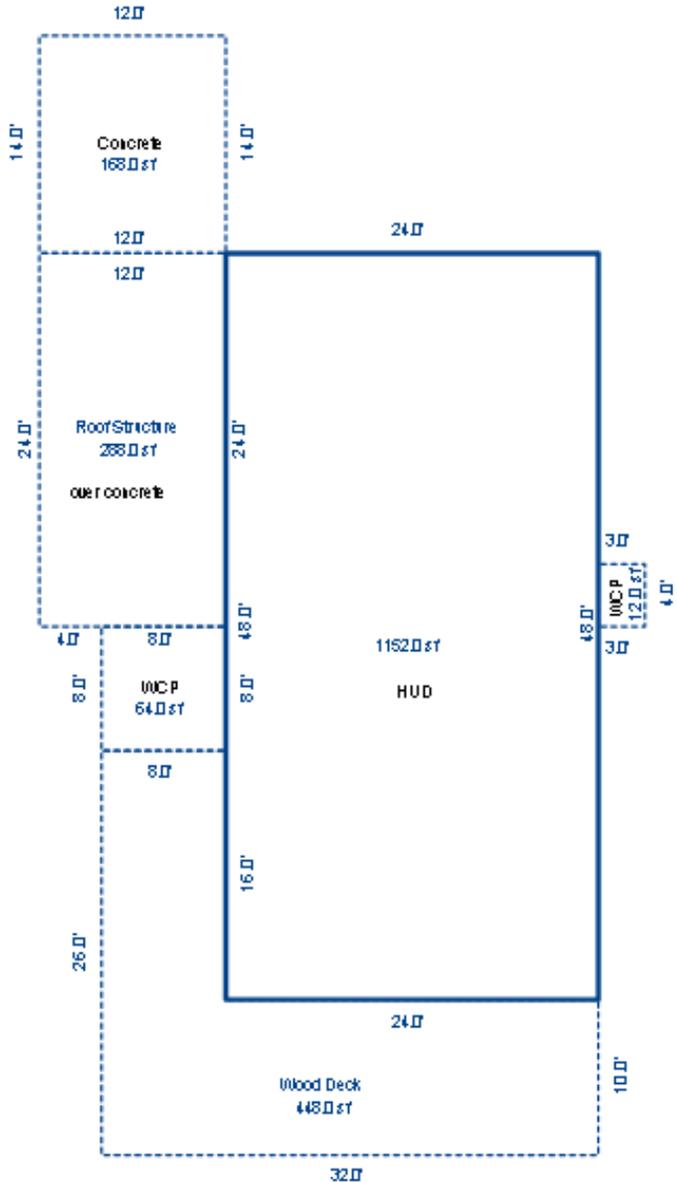
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 12 448 288	Type WCP (1 Story) WCP (1 Story) 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	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: HUD		Trim & Decoration															
Yr Built 1996	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 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	No. of Elec. Outlets								
	Insulation	(7) Excavation		Many			X	Ave.		Few	(13) Plumbing						
(2) Windows		Basement: 0 S.F. Crawl: 1152 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	Large Avg.	(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		(14) Water/Sewer													
(3) Roof		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
X	Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:													
X	Asphalt Shingle	Chimney: Metal															
Cost Est. for Res. Bldg: 1 Single Family HUD (11) Heating System: Forced Air w/ Ducts Ground Area = 1152 SF Floor Area = 1152 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas										Cls C		Blt 1996					
Stories Exterior Foundation Size Cost New Depr. Cost										1,152		Total: 114,899		91,919			
Other Additions/Adjustments																	
Plumbing										Average Fixture(s) 1		1,120		896			
										3 Fixture Bath 1		3,525		2,820			
Porches										WCP (1 Story) 64		2,795		2,236			
										WCP (1 Story) 12		687		550			
Deck										Treated Wood 448		5,331		4,265			
										w/Roof (Roof portion) 288		3,410		2,728			
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			
										Local Cost Items 1		0		0		*	
										SANITARY SEWER 1		0		0			
Notes:										Totals: 139,407		111,526					
										ECF (4520 NORTHSORE LAKE MISSAUKEE AREA) 0.700 => TCY:		78,068					

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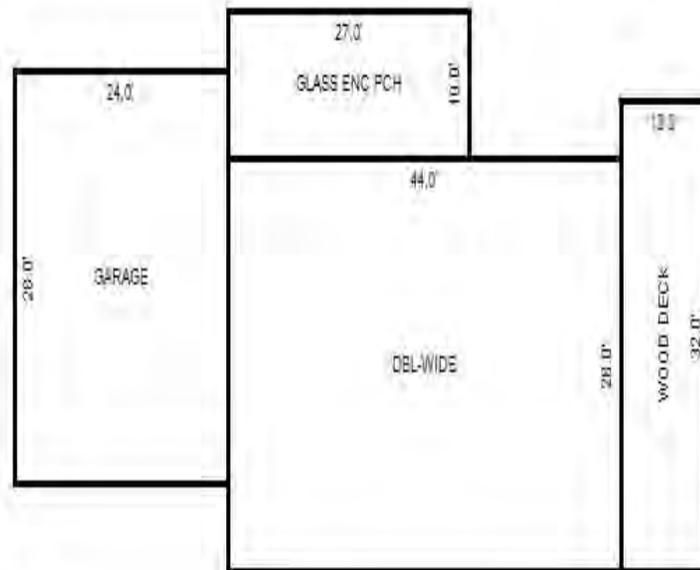
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
INMAN JOHN C JR	DEHAVEN JAMES G & THERESA	162,000	08/25/2017	WD	Arms Length	2017-02653	PTA	100.0				
INMAN JOHN C JR	INMAN JOHN C JR	0	07/30/2013	AFF	AFFIXTURE MANUFACTUR	2013-03120 AFF		0.0				
INMAN GEORGENA MAE	INMAN JOHN C JR	0	07/02/2012	DC	CERTIFICATE OF DEATH	2013-03119 DC		0.0				
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status				
6919 W REDMAN DR		School: LAKE CITY - 57020										
		P.R.E. 100% 09/19/2017										
Owner's Name/Address		MAP #:										
DEHAVEN JAMES G & THERESA D 6919 W REDMAN DR LAKE CITY MI 49651		2019 Est TCV 182,094 TCV/TFA: 147.80										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS								
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 29 & N 10 FT OF LOT 28 CLAYTON'S HARBOR.		Public Improvements		* Factors *		IRR SHAPE						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
2016 MLS COMMENTS FOR 6919 W REDMAN DRIVE LAKE CITY, MI 49651		Gravel Road		GRADE D 900/FF	40.00	129.00	0.8396	0.9374	900	100		28,334
WELL MAINTAINED 2 BEDROOM/2 BATH ON A 130 FT. OF FRONTAGE WITH 50 FT. DOCK ON BEAUTIFUL LAKE MISSAUKEE. ENJOY LAKE LIVING AT AN AFFORDABLE COST, THIS HOUSE IS LISTED \$30,000 BELOW APPRAISED VALUE!! THIS UNIQUE HALF LOG CEDAR-SIDED HOME HAS		Paved Road		GROUP J 450/FF	80.75	65.92	1.0000	1.0000	450	100		36,338
		Storm Sewer		121 Actual Front Feet, 0.24 Total Acres		Total Est. Land Value =						64,672
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description				Rate	Size	% Good	Cash Value	
		Sewer		Residential Local Cost Land Improvements								
		Electric		Description				Rate	Size	% Good	Cash Value	
		Gas		LAND IMPROVE 1000				1,000.00	1	94	940	
		Curb		Total Estimated Land Improvements True Cash Value =						940		
		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	32,300	58,700	91,000			83,456C		
		Low										
		X High		2018	33,100	48,400	81,500			81,500S		
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront		2017	33,100	48,400	81,500			63,977C		
		Ravine										
		Wetland										
		Flood Plain		2016	32,300	50,900	83,200			63,407C		
		Who		When		What						
		TPC 12/27/2017		INSPECTED								
		TPC 08/01/2016		INSPECTED								
		TPC 02/07/2012		INSPECTED								



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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.
SMITH JOHN R & JUDITH	HOYLE WAYNE L & KATHERINE	238,000	05/06/2014	WD	WARRANTY DEED	2014-01678	PTA	100.0
		63,000	09/01/1999	WD	Download	330:1203		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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6911 W REDMAN DR	School: LAKE CITY - 57020					
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Owner's Name/Address	P.R.E. 0%					
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HOYLE WAYNE L & KATHERINE M TRUST HOYLE WAYNE L & KATHERINE M TRUSTEE 8964 ARNOLD RD FAIR HAVEN MI 48023	MAP #:					
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	2019 Est TCV 267,534 TCV/TFA: 178.36					
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X	Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH 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 C 1100/FF	60.00	126.00	1.0000	0.9723	1100	100		64,172
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60 Actual Front Feet, 0.17 Total Acres								Total Est. Land Value =	64,172
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Land Improvement Cost Estimates		Rate	Size	% Good	Cash Value
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Description	Residential Local Cost Land Improvements				
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Description	Rate	Size	% Good	Cash Value
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LAND IMPROVE 1000	1,000.00	1	97	970
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Total Estimated Land Improvements True Cash Value =				970
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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							
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	Rolling							
--	---------	--	--	--	--	--	--	--

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

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

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

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

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

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

X	Waterfront							
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	Ravine							
--	--------	--	--	--	--	--	--	--

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

	Flood Plain							
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Who	When	What	2019	32,100	101,700	133,800		127,432C
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TPC 12/27/2017 INSPECTED			2018	32,100	95,000	127,100		124,446C
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TPC 12/20/2010 INSPECTED			2017	33,000	89,900	122,900		121,887C
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			2016	33,000	87,800	120,800		120,800S
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Sketch by Apex Medina™

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ELENBAAS LYNN & LUANNE	ELENBAAS LYNN J & LUANNE	0	02/19/2016	QC	RELATED PARTY	2016-00511		0.0
MILLER DOUGLAS H (TRUST)	ELENBAAS LYNN & LUANNE	194,900	07/31/2015	WD	Arms Length	2015-02597	PTA	100.0
MILLER DOUGLAS H TRUSTEE	MILLER DOUGLAS H (TRUST)	0	05/21/2004	QC	Not Qualified	04-0/3179		0.0
		95,000	05/01/1998	WD	Download	319:176		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6899 W REDMAN DR	School: LAKE CITY - 57020		Other	05/06/2009	20090154	100%
	P.R.E. 0%					

Owner's Name/Address	MAP #:
ELENBAAS LYNN J & LUANNE TRUST 4635 ABIGAIL CT HOLLAND MI 49423	2019 Est TCV 201,846 TCV/TFA: 169.19

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 31 CLAYTON'S HARBOR.	X		GROUP C 1100/FF	60.00	137.00	1.0000	0.9887	1100	100	65,255
Comments/Influences			60 Actual Front Feet, 0.19 Total Acres Total Est. Land Value = 65,255							

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X	Dirt Road	Dock: Light posts	32.57	64 0	0
	X	Gravel Road	D/W/P: 4in Ren. Conc.	6.21	660 0	0
	X	Paved Road	Residential Local Cost Land Improvements			
	X	Storm Sewer	Description	Rate	Size % Good	Cash Value
		Sidewalk	LAND IMPROVE 2500	2,500.00	1 95	2,375
		Water	Total Estimated Land Improvements True Cash Value = 2,375			

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	32,600	68,300	100,900			99,123C
2018	32,600	64,200	96,800			96,800S
2017	33,000	62,300	95,300			95,300S
2016	33,000	67,300	100,300			100,300S

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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 478 112 118 192 528	Type WPP WCP (1 Story) CCP (1 Story) Treated Wood Treated Wood	Year Built: 2003 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: 550 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S			Class: C			Blt 1978			
Yr Built 1978	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Total Base New : 169,203			E.C.F. X 1.300		Bsmnt Garage:	
Condition: Average		Lg	X	Ord		Small	(13) Plumbing			Total Depr Cost: 103,243					Carport Area:	
Room List		(5) Floors		200 Amps Service			Building Areas			Estimated T.C.V: 134,216					Roof:	
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			Stories Exterior Foundation Size Cost New Depr. Cost			1 Story Siding Crawl Space 1,182 22						
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			0.5 Story Siding Overhang			Total: 118,244 70,946						
X	Wood/Shingle Aluminum/Vinyl Brick						Average Fixture(s)			Other Additions/Adjustments						
	Insulation	(7) Excavation		Ex. X Ord. Min			1 3 Fixture Bath			Plumbing						
(2) Windows		Basement: 0 S.F. Crawl: 1182 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few			1 2 Fixture Bath			Plumbing						
X	Many Avg. X Few	Large Avg. X Small		(8) Basement			Softener, Auto			Plumbing						
X	Wood Sash Metal Sash Vinyl Sash	Conc. Block Poured Conc. Stone		1 Average Fixture(s)			Solar Water Heat			Plumbing						
X	Double Hung Horiz. Slide Casement	Treated Wood Concrete Floor		1 3 Fixture Bath			No Plumbing			Porches						
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1 2 Fixture Bath			Extra Toilet			WPP						
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		1 Softener, Manual			Extra Sink			WCP (1 Story)						
X	Gable Hip Flat	Gambrel Mansard Shed		1 Solar Water Heat			Separate Shower			CCP (1 Story)						
X	Asphalt Shingle	(10) Floor Support		1 No Plumbing			Ceramic Tile Floor			Deck						
Chimney:		Joists: Unsupported Len: Cntr.Sup:		1 Extra Toilet			Ceramic Tile Wains			Treated Wood						
		Lump Sum Items:		1 Extra Sink			Ceramic Tub Alcove			Treated Wood						
				1 Vent Fan			(14) Water/Sewer			Garages						
				1 Public Water			Public Sewer			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
				1 Public Sewer			Water Well			Base Cost						
				1 1000 Gal Septic			2000 Gal Septic			Common Wall: 1 Wall						
				1 Water Well			Water/Sewer			Door Opener						
				1 2000 Gal Septic			Public Sewer			Water Well, 50 Feet						
				1 Lump Sum Items:			Built-Ins			Appliance Allow.						
				1			Appliance Allow.			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COONA ROBERTO L & KATHLEE	COONA ROBERTO L & KATHLEE	1	03/21/2018	QC	RELATED PARTY	2018-00809	PTA	0.0
SADOWSKI JOHN A	COONA ROBERTO L & KATHLEE	198,999	07/31/2017	WD	Arms Length	2017-02386	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6889 W REDMAN DR			Addition	05/04/2004	20040106	Complete

Owner's Name/Address	MAP #:
COONA ROBERTO L & KATHLEEN 1856 PENBROKE DR TRAVERSE CITY MI 49696	2019 Est TCV 211,584 TCV/TFA: 124.46

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS				
			Description	Frontage	Depth	Rate %Adj.	Reason
COONA ROBERTO L & KATHLEEN	X		* Factors *				
			GROUP C 1100/FF 60.00 118.00 1.0000 0.9596	1100	100		63,335

Tax Description	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 32 CLAYTON'S HARBOR.	X	Dirt Road			
		Gravel Road			
Comments/Influences	X	Paved Road			
		Storm Sewer			
	X	Sidewalk			
		Water			
	X	Sewer	4.68	774 0	0
		Electric			
	X	Gas			
		Curb			
		Residential Local Cost Land Improvements			
		Description			
		Rate			
		Size % Good			
		Cash Value			
		LAND IMPROVE 2500 2,500.00 1 95 2,375			
		Total Estimated Land Improvements True Cash Value = 2,375			

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2019	31,700	74,100	105,800			100,864C
X Rolling	2018	31,700	66,800	98,500			98,500S
X Low	2017	33,000	63,900	96,900			73,560C
X High	2016	33,000	67,600	100,600			72,904C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							



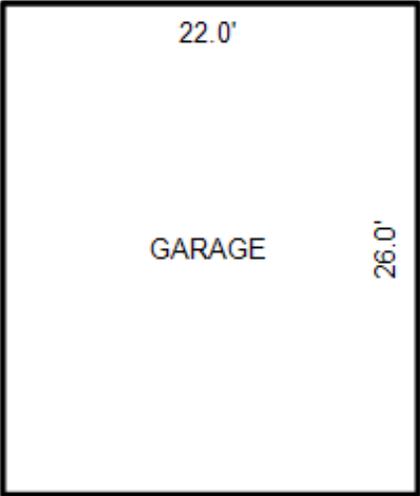
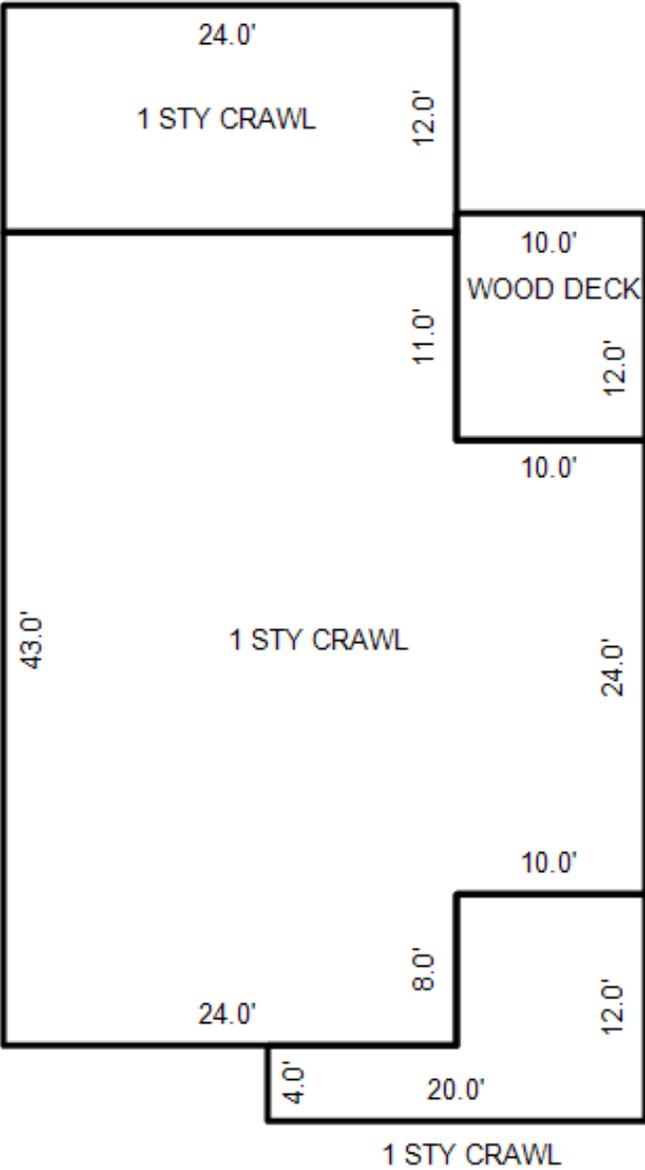
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2018	31,700	66,800	98,500			98,500S
TPC	08/08/2017	INSPECTED	2017	33,000	63,900	96,900			73,560C
TPC	08/01/2016	INSPECTED	2016	33,000	67,600	100,600			72,904C

*** 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 80 120	Type WPP Treated Wood	Year Built: 1989 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: 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 1975	Remodeled 0	Ex	X	Ord		Min											
Condition: Average		Lg	X	Ord		Small											
Room List		(5) Floors			(12) Electric												
	Basement 1st Floor 2nd Floor 3 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				No. of Elec. Outlets												
(2) Windows		Many	X	Large		Many	X	Ave.		Few							
X	Avg. Few																
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(13) Plumbing												
X	Double Glass Patio Doors Storms & Screens				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											
(3) Roof		(9) Basement Finish			(14) Water/Sewer												
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors No Floor SF		1	Public Water											
X	Asphalt Shingle				1	Public Sewer											
	Chimney: Block					Water Well											
						1000 Gal Septic 2000 Gal Septic											
						Lump Sum Items:											
Cost Est. for Res. Bldg: 1 Single Family 1S										Cls CD		Blt 1975					
(11) Heating System: Forced Heat & Cool																	
Ground Area = 1700 SF Floor Area = 1700 SF.																	
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55																	
Building Areas																	
Stories Exterior Foundation Size Cost New Depr. Cost																	
1 Story Siding Crawl Space 1,272																	
1 Story Siding Crawl Space 288																	
1 Story Siding Crawl Space 140																	
Total: 149,713 94,028																	
Other Additions/Adjustments																	
Plumbing																	
Average Fixture(s) 1 933 513																	
2 Fixture Bath 1 1,970 1,083																	
Porches																	
WPP 80 1,830 1,006																	
Deck																	
Treated Wood 120 2,185 1,202																	
Garages																	
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)																	
Base Cost 572 16,800 9,240																	
Water/Sewer																	
Public Sewer 1 1,006 553																	
Water Well, 100 Feet 1 4,280 2,354																	
Built-Ins																	
Appliance Allow. 1 1,467 807																	
Local Cost Items																	
GENERATOR 1 1,500 1,425 *																	
SANITARY SEWER 1 0 0 *																	
Totals: 181,684 112,211																	
<<<<< 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.
STRONG MICHAEL R & CATHER	STRONG MICHAEL & CATHERIN	0	01/24/2017	WD	RELATED PARTY	2017-00565		0.0
STRONG RAYMOND D & DOLORE	STRONG MICHAEL R & CATHER	70,000	05/26/2004	WD	Not Qualified	04-0/2455		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6879 W REDMAN DR			Addition	03/24/2017	2017-0063	100%
Owner's Name/Address	P.R.E. 0%		New House	10/01/2004	20040389	Complete
STRONG MICHAEL & CATHERINE TRUST 4305 WOODLAWN ST MIDLAND MI 48640	MAP #:					
	2019 Est TCV 389,123 TCV/TFA: 162.68					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS								
		Public Improvements		Description	Frontage	Depth	Rate %Adj.	Reason	Value			
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 33 CLAYTON'S HARBOR.	X	Dirt Road		GROUP C 1100/FF	60.00	105.00	1.0000	0.9375	1100	100		61,874
Comments/Influences		Gravel Road		60 Actual Front Feet, 0.14 Total Acres				Total Est. Land Value =				61,874

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value	
							Land Improvement Cost Estimates
	X	Water	D/W/P: 4in Ren. Conc.	6.21	762	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
		Curb	Total Estimated Land Improvements True Cash Value =				2,500

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

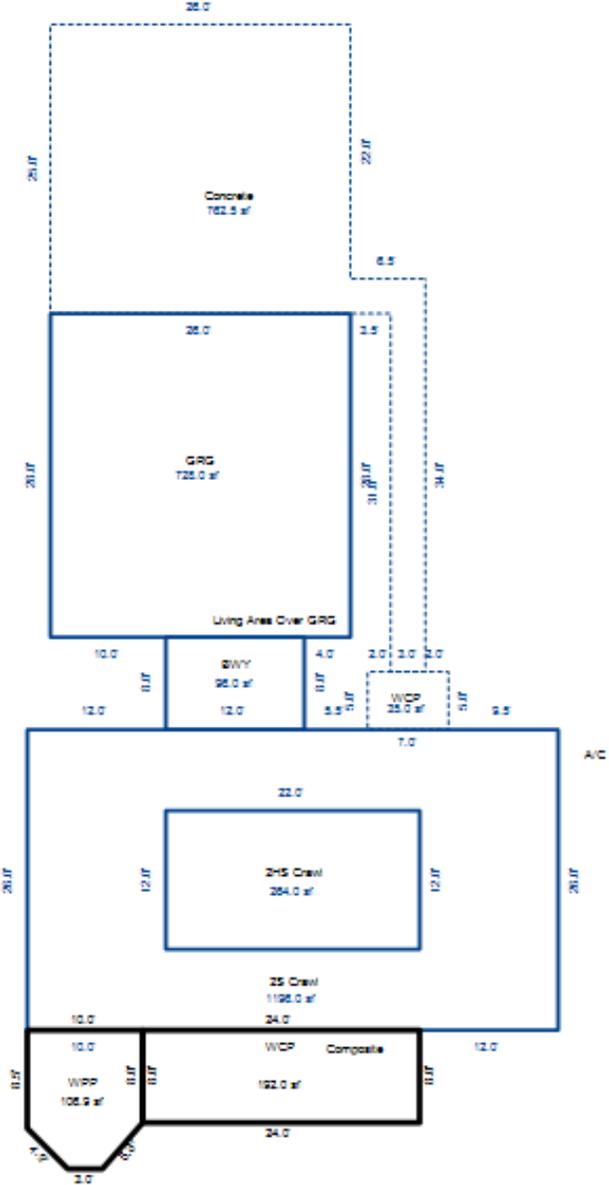
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	09/08/2017	INSPECTED	2019	30,900	163,700	194,600			152,572C
TPC	10/31/2011	INSPECTED	2018	30,900	137,100	168,000			148,997C
			2017	33,000	105,400	138,400			127,030C
			2016	33,000	103,100	136,100			125,897C

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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 192 106 35 96	Type WCP (1 Story) WPP WCP (1 Story) Brzwy, FW	Year Built: 2017 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: 728 % Good: 0 Storage Area: 728 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G										
Building Style: 2S		Trim & Decoration													
Yr Built 2005	Remodeled 0	Ex	X	Ord		Min									
Condition: Average		Lg	X	Ord		Small									
Room List		(5) Floors													
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:					(12) Electric								
		0 Amps Service													
		(6) Ceilings													
(1) Exterior		X	Drywall												
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	No./Qual. of Fixtures													
		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 Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 1196 S.F. Slab: 0 S.F. Height to Joists: 0.0													
X		(8) Basement													
X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
X		(9) Basement Finish													
X		Recreation SF Living SF Walkout Doors No Floor SF													
X	(3) Roof	(10) Floor Support													
X	Gable Hip Flat	1 Public Water Public Sewer													
X	Asphalt Shingle	1 Water Well 1000 Gal Septic 2000 Gal Septic													
Chimney:		Lump Sum Items:													
		1 SANITARY SEWER													
		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>													

*** 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								
6869 W REDMAN DR		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date
Owner's Name/Address		School: LAKE CITY - 57020		P.R.E. 100% 07/25/1994		MAP #:		Number
CRISP ROBERT E ETAL 5520 WINTERS RD FORT WAYNE IN 46809-9776		2019 Est TCV 200,041		TCV/TFA: 130.75				Status
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS			
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 34 CLAYTON'S HARBOR.		X	Public Improvements		* Factors *			
Comments/Influences			Dirt Road		Description	Frontage	Depth	Front
NEW GRG FOR 01 ADD FB LA @75% LA IN GRG FOR 02			Gravel Road		GROUP C 1100/FF	60.00	125.00	1.0000
			Paved Road		60 Actual Front Feet, 0.17 Total Acres			0.9708
			Storm Sewer					1100
			Sidewalk					100
			Water		Total Est. Land Value =			
			Sewer		64,070			
			Electric		Land Improvement Cost Estimates			
			Gas		Description	Rate	Size	% Good
			Curb		D/W/P: 3.5 Concrete	5.00	16	0
			Street Lights		D/W/P: 3.5 Concrete	5.00	412	0
			Standard Utilities		D/W/P: Patio Blocks	11.84	48	0
			Underground Utils.		Wood Frame	21.25	120	50
			Topography of Site		Residential Local Cost Land Improvements			
			Level		Description	Rate	Size	% Good
			Rolling		LAND IMPROVE 1000	1,000.00	2	95
			Low		Total Estimated Land Improvements True Cash Value =			
			High		3,175			
			Landscaped		Year	Land Value	Building Value	Assessed Value
			Swamp		2019	32,000	68,000	100,000
			Wooded		2018	32,000	61,900	93,900
			Pond		2017	33,000	56,400	89,400
			Waterfront		2016	33,000	60,700	93,700
			Ravine		Who	When	What	Board of Review
			Wetland		JWV	06/18/2018	INSPECTED	Tribunal/Other
			Flood Plain		TPC	12/27/2017	INSPECTED	Taxable Value
					TPC	10/31/2011	INSPECTED	

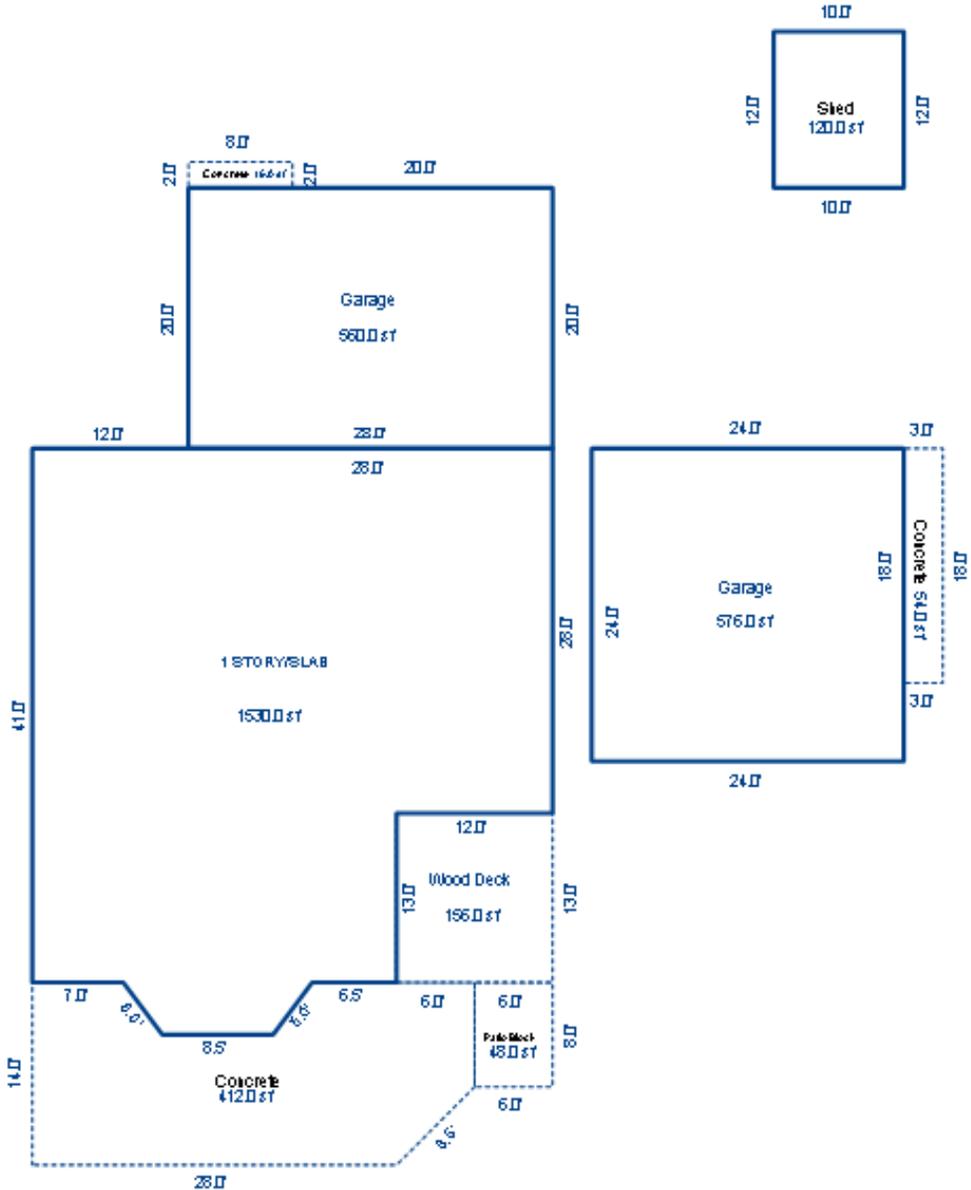


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	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 156	Type Treated Wood	Year Built: 1970 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 560 % 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									
Building Style: 1S		Trim & Decoration												
Yr Built 1970	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 3 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 -5 Blt 1970	
X	Wood/Shingle Aluminum/Vinyl Brick			Ex.	X Ord.	Min	(11) Heating System: Electric Baseboard Ground Area = 1530 SF Floor Area = 1530 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 Size Cost New Depr. Cost							
X	Many Avg. X Few	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1530 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 Slab 1,530 Total: 134,898 74,187							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		1 Average Fixture(s) 2 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			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,120 616 3 Fixture Bath 1 3,525 1,939							
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Deck Treated Wood 156 2,669 1,468			Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 560 16,587 9,123 Common Wall: 1 Wall 1 -1,684 -926 Door Opener 1 415 228							
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 567 18,632 10,248							
X	Gable Hip Flat	(10) Floor Support		Water/Sewer Public Sewer 1 1,134 624 Water Well, 100 Feet 1 4,407 2,424			Built-Ins Appliance Allow. 1 2,099 1,154							
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Water Well 1000 Gal Septic 2000 Gal Septic			Fireplaces Wood Stove 1 1,936 1,065							
Chimney: Metal		Lump Sum Items:					Local Cost Items SANITARY SEWER 1 0 0 *							

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



*** 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 REDMAN DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 01/19/1998					
CRISP ROBERT E ETAL 5520 WINTERS RD FORT WAYNE IN 46809-9776	MAP #:	2019 Est TCV 66,000				

	Improved	X	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS						
	Public Improvements			* Factors *						
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
				GROUP C 1100/FF	60.00	145.00	1.0000 1.0000	1100	100	66,000
				55 Actual Front Feet, 0.21 Total Acres				Total Est. Land Value =		66,000

Tax Description
 . SECS 1 & 2 T22N R8W & SEC 36 T23N R8W
 LOT 35 CLAYTON'S HARBOR.
 Comments/Influences
 GARAGE AND SHED ASSESSED ON 260-034-00

- 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
 - X Waterfront
 - Ravine
 - Wetland
 - Flood Plain



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	33,000	0	33,000			30,399C
2018	33,000	0	33,000			29,687C
2017	33,000	0	33,000			29,077C
2016	33,000	0	33,000			28,818C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PATRICK FLOYD B III & MAR	PATRICK FLOYD B III & MAR	0	06/07/2007	WD	RELATED PARTY	2007/2165		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6849 W REDMAN DR			Garage	09/16/2011	2011-0509	100%

Owner's Name/Address	MAP #:
PATRICK FLOYD B III & MARY R TRUST 6900 VISTA GRANDE DRIVE ROCKFORD MI 49341	2019 Est TCV 175,775 TCV/TFA: 187.79

X Improved Vacant Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

Public Improvements		* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
GROUP C 1100/FF	60.00	171.00	1.0000	1.0335	1100	100	68,213
55 Actual Front Feet, 0.25 Total Acres						Total Est. Land Value =	68,213

Land Improvement Cost Estimates					
Description	Rate	Size	% Good	Cash Value	
D/W/P: 4in Ren. Conc.	5.57	644	94	3,372	
Total Estimated Land Improvements True Cash Value =				3,372	

X Sewer						
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						
Flood Plain						

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	34,100	53,800	87,900			74,212C
2018	34,100	51,300	85,400			72,473C
2017	33,000	46,900	79,900			70,983C
2016	33,000	50,300	83,300			70,350C

Who When What

TPC 12/27/2017 INSPECTED

TPC 10/31/2011 INSPECTED

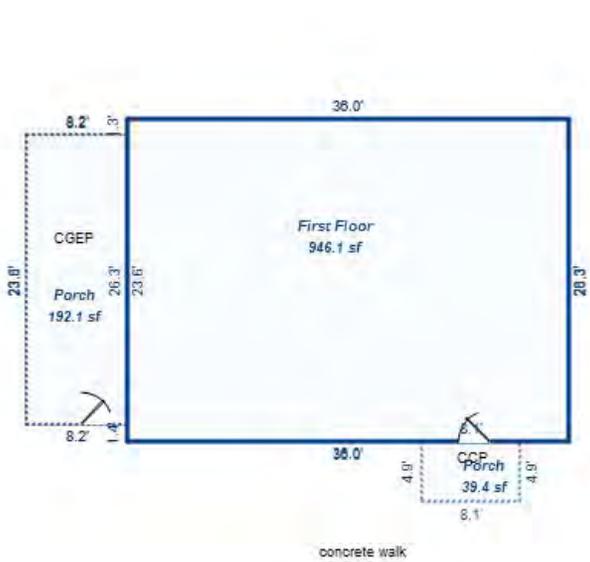
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*** Information herein deemed reliable but not guaranteed***

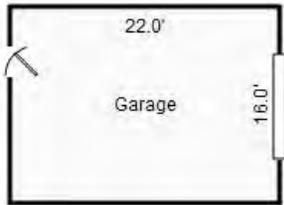


Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood Oil Coal X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher 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 39 192	Type CCP (1 Story) CGEP (1 Story)	Year Built: 1972 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 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		Central Air Wood Furnace		Class: CD Effec. Age: 40 Floor Area: 936 Total Base New : 133,575 Total Depr Cost: 80,146 Estimated T.C.V: 104,190			Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		Trim & Decoration		(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1S						Cls CD Blt 1972	
Yr Built 1972	Remodeled 0	Ex	X	Ord	Min	No. of Elec. Outlets							
Condition: Average		Lg	X	Ord	Small	Many	X	Ave.	Few				
Room List		(5) Floors		No./Qual. of Fixtures		(13) Plumbing							
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min		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		X		Tile		(14) Water/Sewer							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation					Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
(2) Windows		X		Excavation		Lump Sum Items:							
X	Many Avg. X Large Avg. Small	Basement: 0 S.F. Crawl: 936 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 X 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											
X	Gable Hip Flat Gambrel Mansard Shed	(10) Floor Support											
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:											
Chimney: Metal													
Notes:										Totals:		133,575 80,146	
ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TC										104,190			

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



concrete parking
844 sq. ft.



Sand

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.
		160,000	07/01/2002	WD	Download	02-0:3943		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6839 W REDMAN DR			Addition	08/16/2007	20070557	100%
	P.R.E. 100% 08/08/2005		Garage	10/06/2005	20050349	100%
Owner's Name/Address	MAP #:					
ZISSLER GAIL M 6839 W REDMAN DR LAKE CITY MI 49651	2019 Est TCV 320,102 TCV/TFA: 130.55					

X	Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
GROUP C 1100/FF	60.00	175.00	1.0000	1.0383	1100 100	68,530
55 Actual Front Feet, 0.25 Total Acres						Total Est. Land Value = 68,530

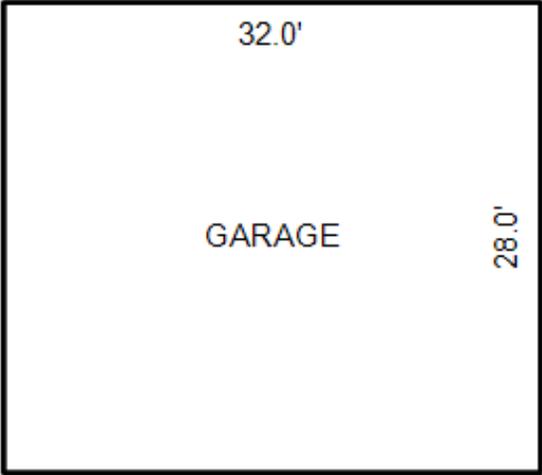
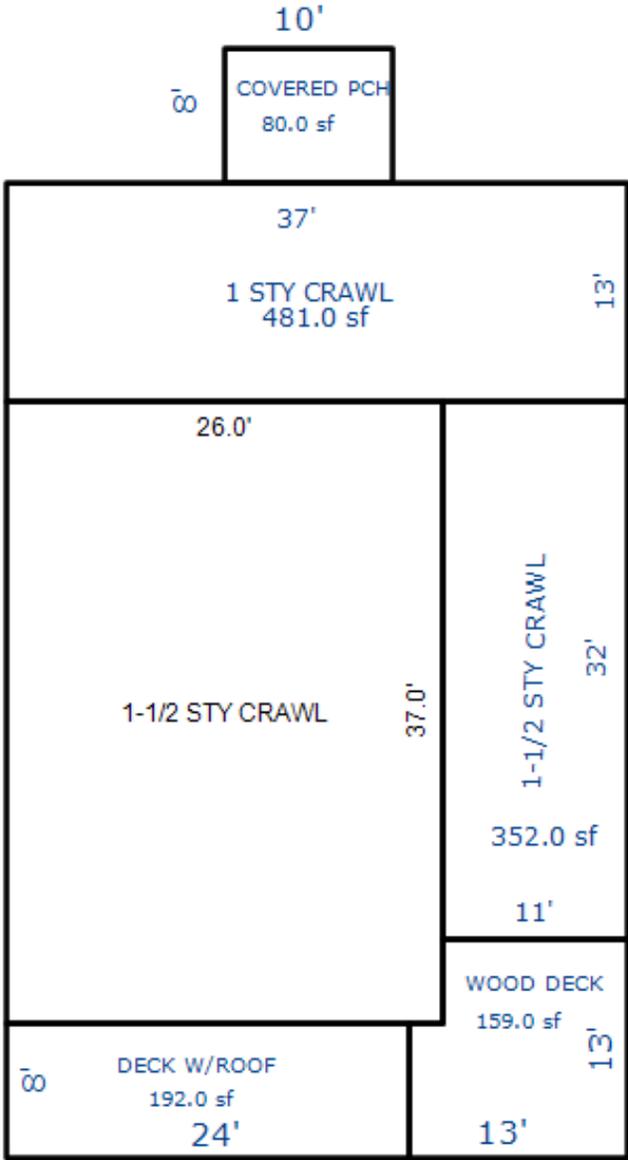
Taxpayer's Name/Address	X	Land Improvement Cost Estimates	Rate	Size % Good	Cash Value
ZISSLER GAIL M 6839 W REDMAN DR LAKE CITY MI 49651	X	Wood Frame	21.63	108 72	1,682
		Total Estimated Land Improvements True Cash Value =			1,682

Tax Description	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 37 CLAYTON'S HARBOR.	X	2019	34,300	125,800	160,100			139,353C
Comments/Influences	X	2018	34,300	111,200	145,500			136,087C
	X	2017	33,000	107,400	140,400			133,288C
	X	2016	33,000	99,100	132,100			132,100S



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*** 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.			
		83,000	09/01/1995	WD	Download	298:513		0.0			
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status			
6829 W REDMAN DR		School: LAKE CITY - 57020									
Owner's Name/Address		P.R.E. 0%		MAP #:							
SCHLICKER GARY A & PAULA J 4368 BECKETT PLACE SAGINAW MI 48603		2019 Est TCV 170,909 TCV/TFA: 189.90									
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS							
SCHLICKER GARY A & PAULA J 4368 BECKETT PLACE SAGINAW MI 48603		Public Improvements		* Factors *							
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 38 CLAYTON'S HARBOR.		Gravel Road		GROUP C 1100/FF	60.00	174.00	1.0000	1.0371	1100	100	68,451
Comments/Influences		Paved Road		60 Actual Front Feet, 0.24 Total Acres				Total Est. Land Value =		68,451	
NEW 24X28 GRG FOR 04		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		D/W/P: 3.5 Concrete	4.68	90	71	299			
		Sewer		Total Estimated Land Improvements True Cash Value =				299			
		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	34,200	51,300	85,500			75,891C	
		TPC 12/27/2017 INSPECTED		2018	34,200	48,700	82,900			74,113C	
		TPC 10/31/2011 INSPECTED		2017	33,000	46,100	79,100			72,589C	
				2016	33,000	42,500	75,500			71,942C	

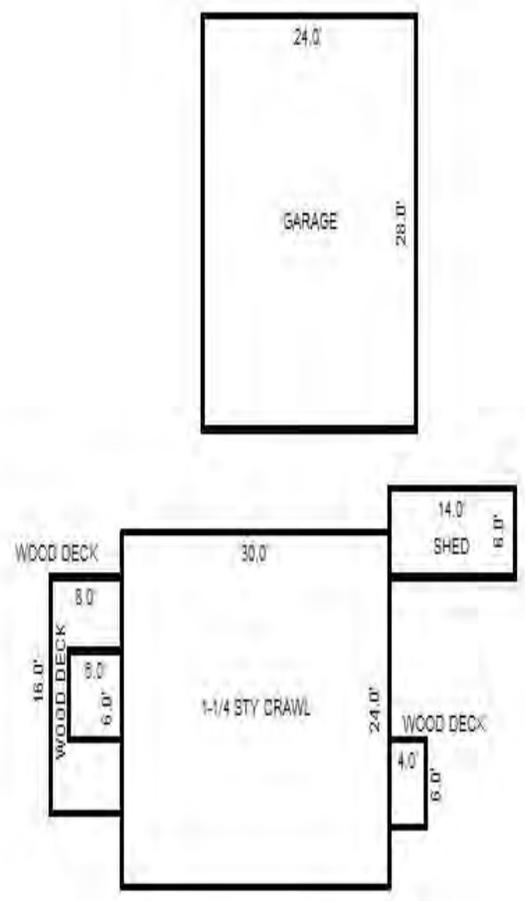


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 36 24	Type Treated Wood Treated Wood Wood Balcony	Year Built: 2003 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: 672 % 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															
Yr Built 1973	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 4 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 CD			Blt 1973				
X	Wood/Shingle Aluminum/Vinyl Brick	Ex.		Ord.	X	Min	No. of Elec. Outlets			Ground Area = 720 SF Floor Area = 900 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71							
	Insulation	Many		Ave.	X	Few	(7) Excavation			Building Areas							
(2) Windows		Basement: 0 S.F. Crawl: 720 S.F. Slab: 0 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	3 Fixture Bath	1.25 Story Siding Crawl Space	720	Total:	77,749	55,201				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		1	2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat		1	2 Fixture Bath	Other Additions/Adjustments	1	Average Fixture(s)	933	662				
X	Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish			1	3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat	Deck	Plumbing	1	2 Fixture Bath	1,970	1,399				
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Deck			Treated Wood Treated Wood							
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Public Water Public Sewer Water Well			Balcony			Wood Balcony						
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 1000 Gal Septic 2000 Gal Septic			Garages			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)							
Chimney:		Lump Sum Items:					Water/Sewer			Base Cost Door Opener							
							Public Sewer Water Well, 100 Feet			Built-Ins							
							Appliance Allow. Local Cost Items SANITARY SEWER			Water/Sewer							
							Notes:			Public Sewer Water Well, 100 Feet							
							ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV:			1			0		0 *		
							Totals:			110,684			78,584		102,159		

*** 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.
COYNE RONALD L & RUTH M	COYNE RONALD L & RUTH M T	1	10/13/2016	QC	RELATED PARTY	2016-03674	PTA	0.0
LANGLANDS JANET K & DONAL	COYNE RONALD L & RUTH M	242,500	11/07/2012	WD	WARRANTY DEED	2012-03572 WD	PTA	100.0
LANGLANDS JANET K	LANGLANDS JANET K & DONAL	0	07/08/2005	QC	Not Qualified	05-0/4163		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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6819 W REDMAN DR	School: LAKE CITY - 57020					
	P.R.E. 100% 11/20/2012					

Owner's Name/Address	MAP #:
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COYNE RONALD L & RUTH M TRUST 6819 W REDMAN DRIVE LAKE CITY MI 49651	2019 Est TCV 300,112 TCV/TFA: 171.69
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X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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X	Dirt Road	GROUP C 1100/FF	60.00	164.00	1.0000	1.0249	1100	100		67,646
										60 Actual Front Feet, 0.23 Total Acres

Tax Description	X	Public Improvements	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
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. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 39 CLAYTON'S HARBOR.	X	Paved Road	Dock: Light posts	D/W/P: 3.5 Concrete	5.00	2260	0	0
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Comments/Influences	X	Storm Sewer	Residential Local Cost Land Improvements	Description	Rate	Size	% Good	Cash Value
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	X	Sidewalk	LAND IMPROVE 5000	5,000.00	1	95		4,750
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	X	Water	Total Estimated Land Improvements True Cash Value =						4,750
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	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	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
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	X	Level								X	Waterfront				2019	33,800	116,300	150,100			128,986C
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	X	Rolling													2018	33,800	104,600	138,400			125,963C
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	X	Low													2017	33,000	101,100	134,100			123,373C
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	X	High													2016	33,000	93,400	126,400			122,273C
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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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		Who	When	What	2019	33,800	116,300	150,100														
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		TPC 12/27/2017	INSPECTED		2018	33,800	104,600	138,400														
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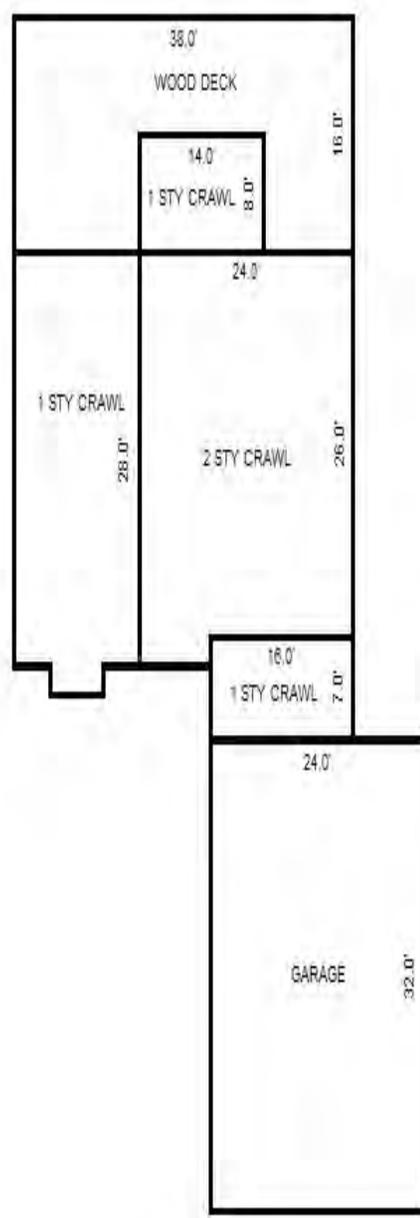
		TPC 10/10/2011	INSPECTED		2017	33,000	101,100	134,100														
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					2016	33,000	93,400	126,400														
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*** Information herein deemed reliable but not guaranteed***



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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.
TABER JERRY R TRUST	TABER JERRY R & BETTY A T	0	10/13/2017	QC	FAMILY SALE	2017-03225		0.0

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

6809 W REDMAN DR School: LAKE CITY - 57020

Owner's Name/Address P.R.E. 100% 07/25/1994

TABER JERRY R & BETTY A TRUST MAP #:

6809 W REDMAN DRIVE 2019 Est TCV 213,536 TCV/TFA: 166.82

LAKE CITY MI 49651 X Improved Vacant Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

Tax Description Public Improvements * Factors *

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W Description Frontage Depth Front Depth Rate %Adj. Reason Value

LOT 40 CLAYTON'S HARBOR. GROUP C 1100/FF 60.00 149.00 1.0000 1.0055 1100 100 66,360

Comments/Influences 60 Actual Front Feet, 0.20 Total Acres Total Est. Land Value = 66,360

Land Improvement Cost Estimates Description Rate Size % Good Cash Value

X Sewer D/W/P: Asphalt Paving 2.35 675 0 0

X Electric Residential Local Cost Land Improvements 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

Street Lights Standard Utilities Underground Utils.

Topography of Site

X Level Rolling Low High

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	33,200	73,600	106,800			73,669C
2018	33,200	71,000	104,200			71,943C
2017	33,000	67,300	100,300			70,464C
2016	33,000	62,100	95,100			69,836C

Who When What

TPC 12/27/2017 INSPECTED

TPC 02/07/2012 INSPECTED

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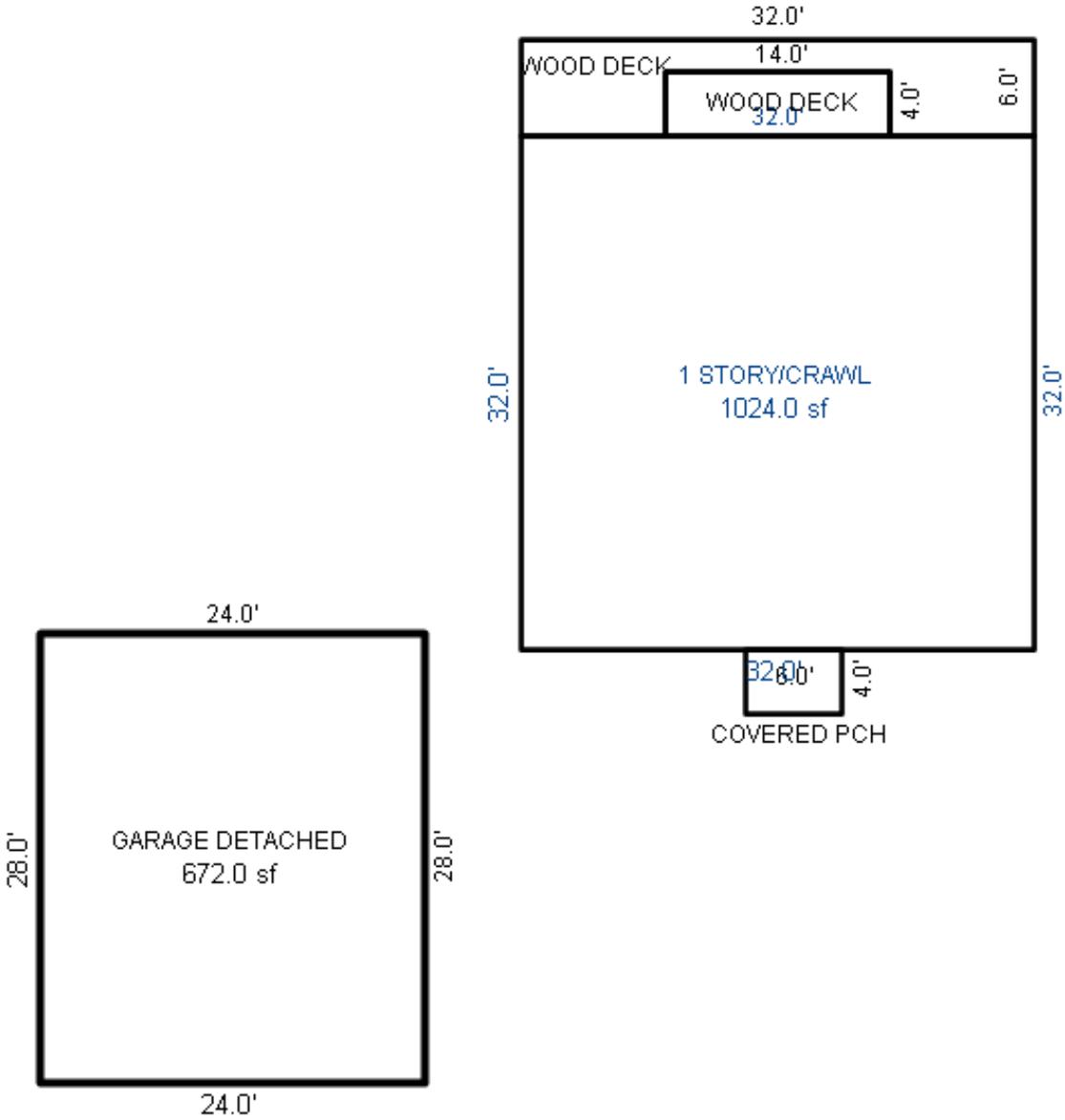
Licensed To: Township of Lake, County of Missaukee, Michigan

*** 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	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 24 192 56	Type WCP (1 Story) Treated Wood Treated Wood	Year Built: 1984 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 672 % 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		Central Air Wood Furnace			Class: C Effec. Age: 30 Floor Area: 1,280 Total Base New : 159,121 Total Depr Cost: 111,385 Estimated T.C.V: 144,801			E.C.F. X 1.300		Bsmnt Garage:				
Yr Built 1984	Remodeled 0	Ex	X	Ord		Min	(12) Electric					Carport Area:				
Condition: Average		Lg	X	Ord		Small	200 Amps Service					Roof:				
Room List		Doors		Solid	X	H.C.	No Heating/Cooling									
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S			Cls C Blt 1984			
(1) Exterior							Ex. X Ord. Min			(11) Heating System: Forced Air w/ Ducts						
X	Wood/Shingle Aluminum/Vinyl Brick						No. of Elec. Outlets			Ground Area = 1024 SF Floor Area = 1280 SF.						
	Insulation						Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70						
(2) Windows							(13) Plumbing			Building Areas						
X	Many Avg. X Few	Large Avg. X Small					1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat			Stories Exterior Foundation Size Cost New Depr. Cost						
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement						Basement: 0 S.F. Crawl: 1024 S.F. Slab: 0 S.F. Height to Joists: 0.0			1.25 Story Siding Crawl Space 1,024						
X	Double Glass Patio Doors Storms & Screens						(8) Basement			Total: 119,984 83,989						
	Chimney: Brick						Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Other Additions/Adjustments						
(3) Roof							(9) Basement Finish			Plumbing						
X	Gable Hip Flat	Gambrel Mansard Shed					Recreation SF Living SF Walkout Doors No Floor SF			Average Fixture(s) 1 1,120 784 3 Fixture Bath 1 3,525 2,467						
X	Asphalt Shingle						(10) Floor Support			Deck						
							Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Treated Wood Treated Wood Garages						
							(14) Water/Sewer			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
							Lump Sum Items:			Base Cost 672 20,993 14,695						
										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						
										Porches						
										WCP (1 Story) 24 1,374 962						
										Local Cost Items						
										SANITARY SEWER 1 0 0 *						
										Totals: 159,121 111,385						
										Notes:						
										ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV: 144,801						

*** 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
6799 W REDMAN DR			Reroof	09/28/2007	20070726	Complete

Owner's Name/Address	MAP #:
PERKINS RAYMOND N TRUSTEE 6799 W REDMAN DRIVE LAKE CITY MI 49651	2019 Est TCV 170,994 TCV/TFA: 158.33

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS							
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 41 CLAYTON'S HARBOR.	X		* Factors *							
Comments/Influences			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value

			GROUP C 1100/FF	60.00	140.00	1.0000	0.9930	1100	100	65,538	
			60 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	65,538

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 95	950
X	Gas	Total Estimated Land Improvements True Cash Value =			950

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2019	32,800	52,700	85,500			65,328C
X	Rolling	2018	32,800	50,000	82,800			63,797C
X	Low	2017	33,000	47,300	80,300			62,485C
X	High	2016	33,000	38,800	71,800			61,928C

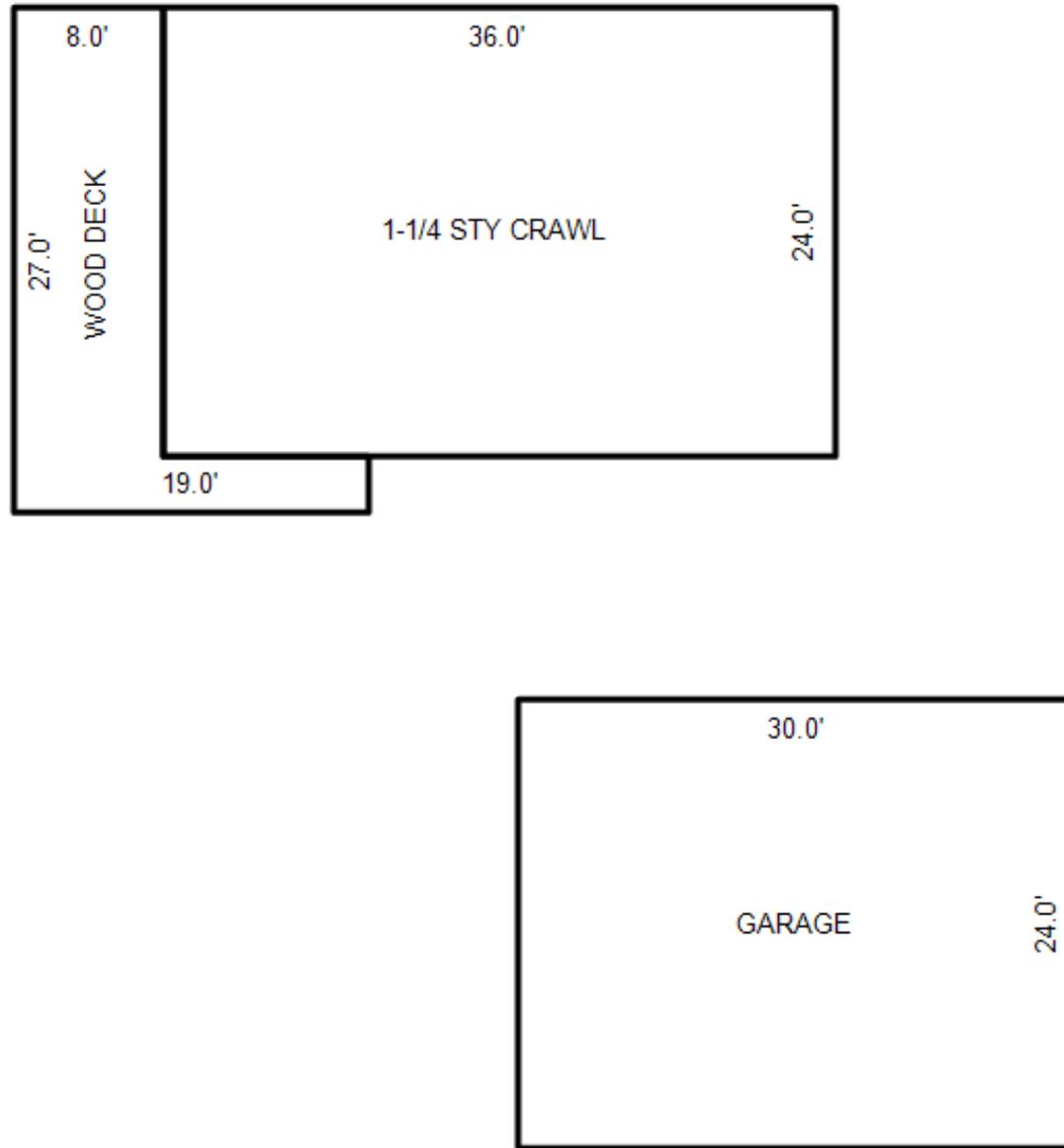


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*** Information herein deemed reliable but not guaranteed***

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 249	Type Treated Wood Wood Balcony 60	Year Built: 1979 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: 720 % 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										
Building Style: 1.25S		Trim & Decoration													
Yr Built 1974		Remodeled 0		Ex X Ord Min			Size of Closets								
Condition: Average		Lg X Ord Small		Doors Solid X H.C.			Central Air Wood Furnace			Class: CD Effec. Age: 35 Floor Area: 1,080 Total Base New : 123,679 Total Depr Cost: 80,389 Estimated T.C.V: 104,506		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:	
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric 100 Amps Service								
Basement 1st Floor 2nd Floor Bedrooms				(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			(7) Excavation			(13) Plumbing								
Insulation				Basement: 0 S.F. Crawl: 864 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								
(2) Windows				(8) Basement			(14) Water/Sewer								
X	Many Avg. X Few	Large Avg. X Small					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											
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	Gambrel Mansard Shed		(10) Floor Support			Lump Sum Items:								
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:											
Chimney: Brick															
Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 864 SF Floor Area = 1080 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas										Cls CD		Blt 1974			
Stories Exterior Foundation Size Cost New Depr. Cost															
1.25 Story Siding Crawl Space 864										Total:		91,129		59,232	
Other Additions/Adjustments															
Plumbing															
Average Fixture(s) 1 933 606															
2 Fixture Bath 1 1,970 1,280															
Deck															
Treated Wood 249 3,543 2,303															
Balcony															
Wood Balcony 60 1,689 1,098															
Garages															
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)															
Base Cost 720 17,662 11,480															
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: 123,679 80,389															
Notes:															
ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCV:														104,506	

*** 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.
MCCRAY BRUCE P TRUSTEE	MCCRAY GAR (SM)	4,000	03/27/2007	WD	RELATED PARTY	2007/1191		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6789 W REDMAN DR			Reroof	09/20/2006	20060310	Complete

Owner's Name/Address	P.R.E.	MAP #:
MCCRAY GAR 1100 PINELLAS BAY WAY S UNIT J1 SAINT PETERSBURG FL 33715	0%	2019 Est TCV 185,740 TCV/TFA: 128.99

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 42 CLAYTON'S HARBOR.			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X Dirt Road	GROUP C 1100/FF	60.00	133.00	1.0000	0.9829	1100	100		64,870	
X Gravel Road	60 Actual Front Feet, 0.18 Total Acres								Total Est. Land Value =	64,870

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

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
X	D/W/P: 3.5 Concrete	4.68	296	0	0
X	Wood Frame	21.80	80	94	1,639
X	LAND IMPROVE 1000	1,000.00	1	95	950
	Total Estimated Land Improvements True Cash Value =				2,589

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2019	32,400	60,500	92,900			88,657C

X Rolling	2018	32,400	56,800	89,200			86,580C
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X Low	2017	33,000	51,800	84,800			84,800S
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X High	2016	33,000	53,700	86,700			86,700S
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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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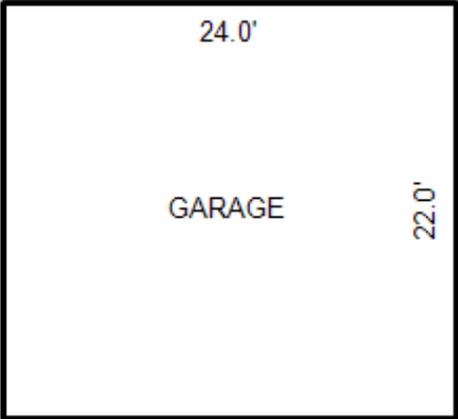
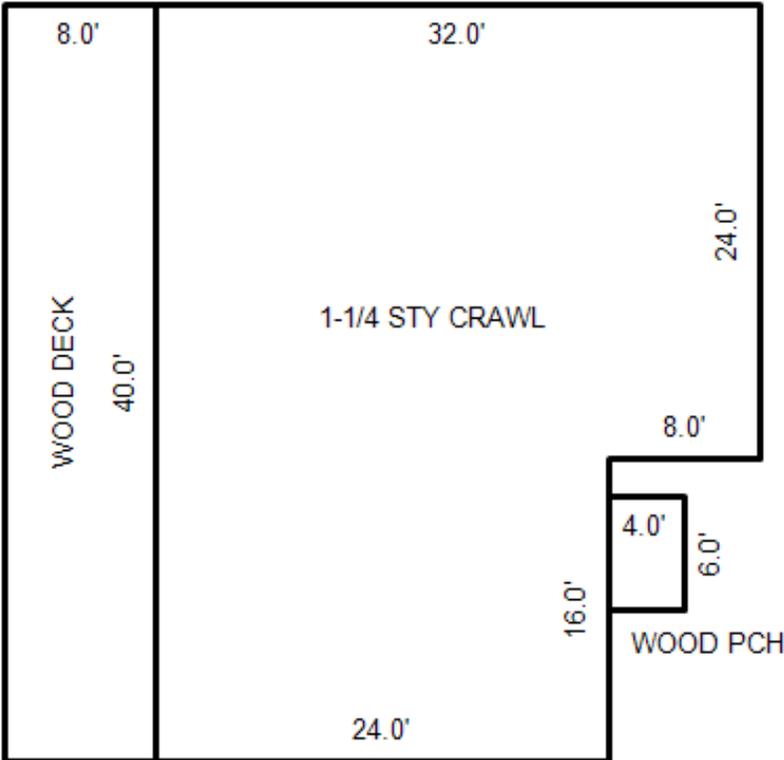
X Wetland							
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X Flood Plain							
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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILLIAMS YVONNE L ESTATE	PUTT PAUL	1	06/26/2018	QC	PROBATE COURT	2018-02172	PTA	0.0
WILLIAMS YVONNE L	WILLIAMS YVONNE L ESTATE	0	12/04/2017	DC	CERTIFICATE OF DEATH	2018-00068		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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6779 W REDMAN 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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PUTT PAUL 301 E MAIN ST DURAND MI 48429	2019 Est TCV 174,996 TCV/TFA: 119.04
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X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH 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 C 1100/FF	60.00	118.00	1.0000	0.9596	1100	100		63,335
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60 Actual Front Feet, 0.16 Total Acres								Total Est. Land Value =	63,335
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Tax Description	X	Topography of Site
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. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 43 CLAYTON'S HARBOR.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk
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Comments/Influences	X	Water
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12/31/12 NO IMPROVEMENTS FOR PARKING-TIM	X	Sewer
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	X	Electric
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	X	Gas
--	---	-----

		Curb
--	--	------

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

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

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

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

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

	X	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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2019	31,700	55,800	87,500			69,667C
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2018	31,700	46,900	78,600			68,035C
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2017	33,000	44,400	77,400			66,636C
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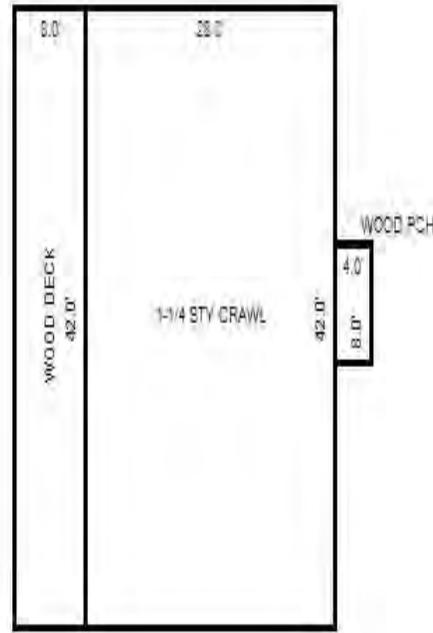
2016	33,000	41,000	74,000			66,042C
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*** Information herein deemed reliable but not guaranteed***

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 32 336	Type WPP 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 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: 1.25S		Trim & Decoration													
Yr Built 1978	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											
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	Ex.	X	Ord.		Min							
(2) Windows		(7) Excavation		No. of Elec. Outlets											
X	Many Avg. Few	X	Large Avg. Small	Many	X	Ave.		Few							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Basement: 0 S.F. Crawl: 1176 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	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF	1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic											
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:											
Chimney: Block															
Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 1176 SF Floor Area = 1470 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 1,176 Total: 108,111 75,678 Other Additions/Adjustments Plumbing Average Fixture(s) 1 778 545 Porches WPP 32 1,073 751 Deck Treated Wood 336 4,220 3,460 * Water/Sewer Public Sewer 1 892 624 Water Well, 50 Feet 1 1,895 1,326 Built-Ins Appliance Allow. 1 1,243 870 Fireplaces Exterior 1 Story 1 3,770 2,639 Local Cost Items SANITARY SEWER 1 0 0 * Totals: 121,982 85,893 Notes: ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCv: 111,661										Class: D Effec. Age: 30 Floor Area: 1,470 Total Base New : 121,982 Total Depr Cost: 85,893 Estimated T.C.V: 111,661 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.
SCHWARTZ SHARON (DECEASED)	SCHWARTZ KEVEN E (WIDOWER)	0	06/26/2008	OTH	Not Qualified	2009/4323		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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6769 W REDMAN DR School: LAKE CITY - 57020

P.R.E. 0% MAP #:

SCHWARTZ KEVEN E 22281 CARLETON SOUTHFIELD MI 48034 2019 Est TCV 216,458 TCV/TFA: 154.17

X	Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS				
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Public Improvements		* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value

GROUP C 1100/FF 62.00 129.00 0.9902 0.9769 1100 100 65,972
 62 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 65,972

Land Improvement Cost Estimates					
Description	Rate	Size	% Good	Cash Value	

D/W/P: 3.5 Concrete 5.00 700 73 2,555
 Total Estimated Land Improvements True Cash Value = 2,555

X	Electric	X	Gas	X	Curb
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. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 44 CLAYTON'S HARBOR.

Comments/Influences



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
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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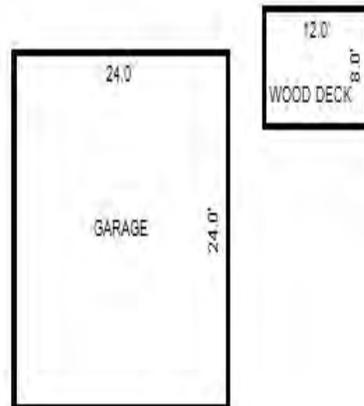
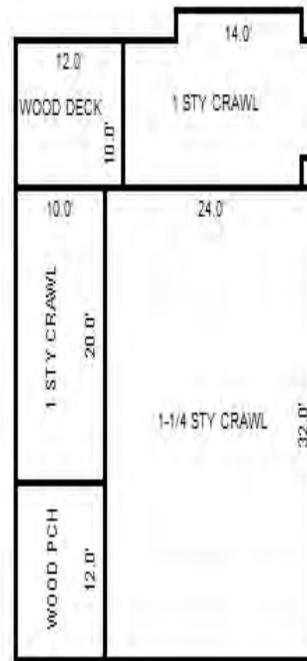
Who	When	What	2019	2018	2017	2016
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*** Information herein deemed reliable but not guaranteed***

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: 1982 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 74 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 1974	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																															
	Insulation			No. of Elec. Outlets																																						
(2) Windows		Many					Many	X	Ave.		Few																															
X	Avg. X Few		Large																																							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(13) Plumbing																																						
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																																						
(3) Roof			Recreation SF Living SF Walkout Doors No Floor SF	(14) Water/Sewer																																						
X	Gable Hip Flat		(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 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 1212 SF Floor Area = 1404 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>1.25 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>768</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>244</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>200</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>125,666</td> <td>87,633</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,120 728 Porches WPP 120 2,501 1,626 Deck Treated Wood 96 1,901 1,236 Treated Wood 120 2,236 1,878 * Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 16,911 12,514 * 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 Fireplaces Exterior 1 Story 1 4,942 3,212 Local Cost Items SANITARY SEWER 1 0 0 *													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.25 Story	Siding	Crawl Space	768			1 Story	Siding	Crawl Space	244			1 Story	Siding	Crawl Space	200			Total:				125,666	87,633
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																					
1.25 Story	Siding	Crawl Space	768																																							
1 Story	Siding	Crawl Space	244																																							
1 Story	Siding	Crawl Space	200																																							
Total:				125,666	87,633																																					
<<<<< 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.
BRUNINK EVART L TRUST	BAAS PATRICIA J & SCHRIPS	1	02/12/2014	TD	RELATED PARTY	2014-00551		0.0
BRUNINK EVART L & SCHRIPS	BRUNINK EVART LAWRENCE TR	0	02/15/1999	WD	WARRANTY DEED	L326P286	PTA	0.0
PUTNAM ROBERT F & JEAN M	BRUNINK L & SCHRIPSEMA BO	0	10/21/1992	WD	WARRANTY DEED	L274P452	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6770 W REDMAN DR	School: LAKE CITY - 57020		Other	04/25/2005	20050080	Complete

Owner's Name/Address	MAP #:
BAAS PATRICIA J & SCHRIPSEMA BONNIE 6658 W STONEY CORNERS RD MC BAIN MI 49657	2019 Est TCV 259,160 TCV/TFA: 218.15

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 45 CLAYTON'S HARBOR.			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road	GROUP A 1800	83.00	143.00	0.9072	1.0000	1800	100		135,542
X Gravel Road	83 Actual Front Feet, 0.27 Total Acres								
X Paved Road	Total Est. Land Value =								135,542

Comments/Influences	X	Water	Description	Rate	Size	% Good	Cash Value
	X		D/W/P: 4in Ren. Conc.	6.21	187	0	0

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

Topography of Site
X Level

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	67,800	61,800	129,600			118,463C
2018	67,800	58,200	126,000			115,687C
2017	67,800	56,200	124,000			113,308C
2016	68,900	51,900	120,800			112,298C

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	02/07/2012	INSPECTED
TPC	06/18/2011	INSPECTED

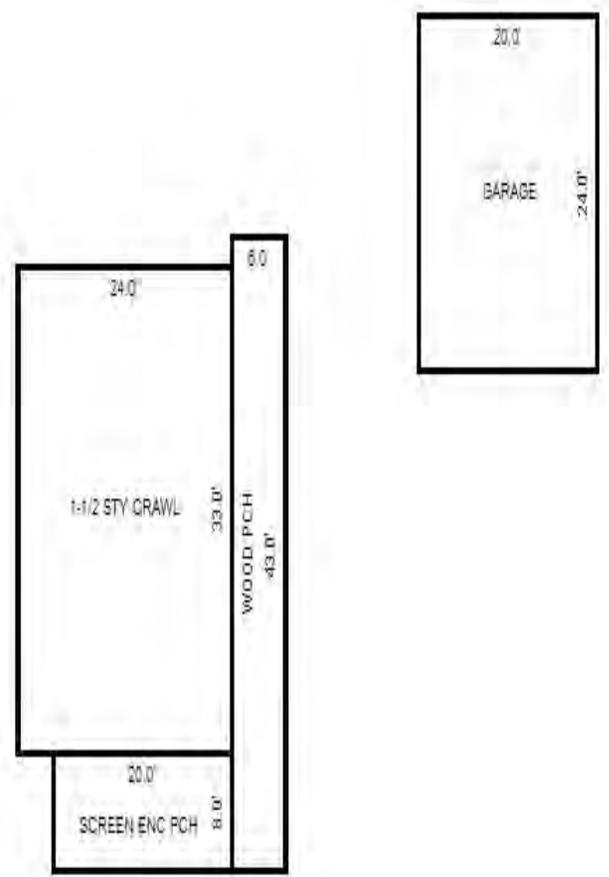
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*** Information herein deemed reliable but not guaranteed***



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		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 258 160	Type WPP WSEP (1 Story)	Year Built: 1973 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: 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		Central Air Wood Furnace		Class: C -5 Effec. Age: 29 Floor Area: 1,188 Total Base New : 132,931 Total Depr Cost: 94,368 Estimated T.C.V: 122,678		E.C.F. X 1.300	Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.5S		Trim & Decoration		(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1.5S		Cls C -5 Blt 1973							
Yr Built 1973	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures		Ground Area = 792 SF Floor Area = 1188 SF.							
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71							
Room List		Doors		Solid	X	H.C.	(13) Plumbing		Building Areas						
Basement	1st Floor						1	Average Fixture(s)	1.5 Story	Exterior Siding	Foundation Crawl Space	Size 792	Cost New 101,333	Depr. Cost 71,935	
2nd Floor	3 Bedrooms						1	3 Fixture Bath	Other Additions/Adjustments						
(1) Exterior		X	Drywall					2 Fixture Bath	Plumbing	Average Fixture(s)	1	1,120	795		
X	Wood/Shingle Aluminum/Vinyl Brick							Softener, Auto	Porches	WPP	258	3,785	2,687		
Insulation								Softener, Manual	WSEP (1 Story)	WSEP	160	6,523	4,631		
(2) Windows								No Plumbing	Garages	Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Many	X	Large						Extra Toilet	Base Cost	480	14,899	10,578			
X	Avg.	X	Avg.					Extra Sink	Water/Sewer	Public Sewer	1	1,134	805		
Few		Small						Separate Shower	Water Well, 50 Feet	Water Well, 50 Feet	1	2,038	1,447		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					Ceramic Tile Floor	Built-Ins	Appliance Allow.	1	2,099	1,490		
(3) Roof								Ceramic Tile Wains	Local Cost Items	Local Cost Items					
X	Gable Hip Flat							Ceramic Tub Alcove Vent Fan	SANITARY SEWER	SANITARY SEWER	1	0	0	*	
X	Asphalt Shingle							(14) Water/Sewer	Totals:	Totals:	132,931	94,368			
Chimney: Brick								Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Notes: ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TC		122,678				
								Lump Sum Items:							

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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.					
SHEWCHUCK FAMILY LIVING T	THAYER RANDY J TRUST	1	11/10/2015	QC	RELATED PARTY	2015-03781		0.0					
SHEWCHUCK JOHN F & JANICE	SHEWCHUCK FAMILY LIVING T	1	01/12/2013	WD	FAMILY SALE	2013-0141	PTA	0.0					
THAYER RANDY J (SM)	THAYER RANDY J TRUST	0	12/31/2008	QC	RELATED PARTY	2009/124		0.0					
THAYER CYNTHIA M (FORMER	THAYER RANDY J (JT)	0	10/08/2008	QC	Not Qualified	2008/3660		0.0					
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status					
6760 W REDMAN DR		School: LAKE CITY - 57020			New House	03/19/2004	20040027	Complete					
Owner's Name/Address		P.R.E. 0%		MAP #:									
THAYER RANDY J TRUST 2626 LITTLE HICKORY DR LANSING MI 48911		2019 Est TCV 430,262 TCV/TFA: 247.28											
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS								
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 46 CLAYTON'S HARBOR.		X	Public Improvements		* Factors * LAKE FRONTAGE								
Comments/Influences		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
8X12 SHED WD FLOOR		X	Gravel Road		GROUP A 1800	79.67	147.00	0.9185	1.0000	1800	100		131,708
		X	Paved Road		83 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 131,708								
		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description	Rate	Size	% Good	Cash Value				
		X	Water		Wood Frame	22.41	96	25	538				
		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				
			Curb		Total Estimated Land Improvements True Cash Value = 3,038								
			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	65,900	149,200	215,100			176,300C		
		TPC 12/27/2017	INSPECTED		2018	65,900	136,700	202,600			172,168C		
		TPC 02/07/2012	INSPECTED		2017	65,900	129,400	195,300			168,627C		
					2016	66,800	119,400	186,200			167,123C		

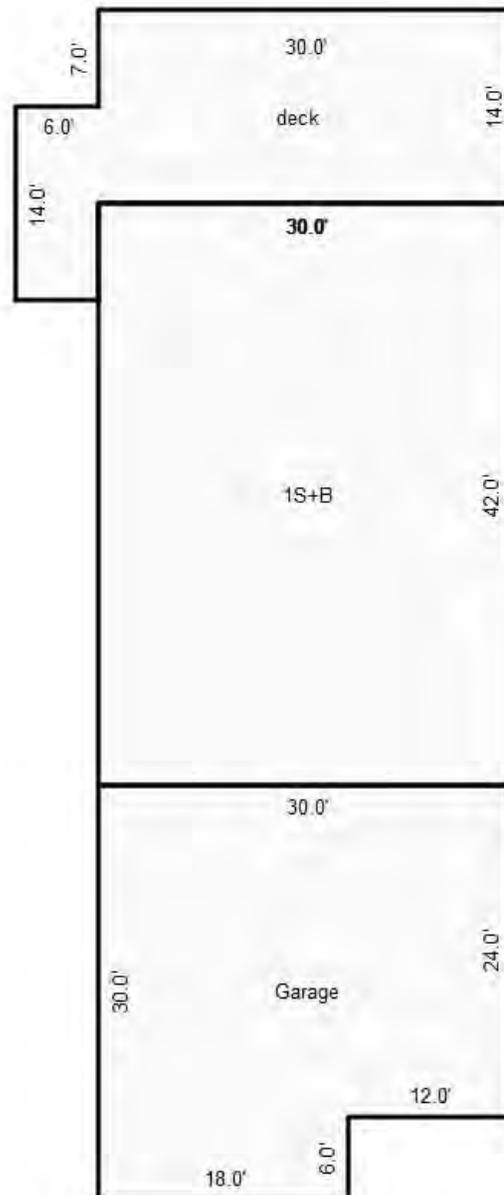


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*** Information herein deemed reliable but not guaranteed***

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 2 Exterior 1 Story 2 Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 504	Type 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?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 828 % 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: 1.25S		Trim & Decoration													
Yr Built 2004	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 5 Bedrooms	Kitchen: Other: Other:					(12) Electric								
		0 Amps Service													
		(6) Ceilings													
(1) Exterior		X	Drywall												
X	Wood/Shingle Aluminum/Vinyl Brick	Ex.	X	Ord.		Min	No. of Elec. Outlets								
Insulation		Many	X	Ave.		Few	(13) Plumbing								
(2) Windows		Basement: 1260 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0													
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	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
(3) Roof		(9) Basement Finish													
X	Gable Hip Flat	Gambrel Mansard Shed	840 Recreation SF Living SF Walkout Doors No Floor SF												
X	Asphalt Shingle	(10) Floor Support													
Chimney:		Joists: Unsupported Len: Cntr.Sup:													
		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic													
		Lump Sum Items:													
		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													
		(14) Water/Sewer													
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
		Lump Sum Items:													
		1 SANITARY SEWER 1 Recreation Room													
		1 0 0 *													
		840 12,323 11,091													
		<<<<< 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.
KLEIN ROGER L	KLEIN ROGER L & SUSANNE M	0	08/28/2012	QC	QUIT CLAIM	2012-02904	PTA	0.0
KLEIN SUSANNE MARIE (DECE	KLEIN ROGER LEE (WIDOWER)	0	09/16/2009	OTH	Not Qualified	2009/3404		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6750 W REDMAN DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 100% 07/25/1994					
	MAP #:					
	2019 Est TCV 263,058 TCV/TFA: 180.67					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS			
			Description	Frontage	Depth	Value
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 47 CLAYTON'S HARBOR.	X		GROUP A 1800	71.00	137.00	121,506
			71 Actual Front Feet, 0.22 Total Acres			Total Est. Land Value =

Comments/Influences	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	4.39	1268	71	3,953
								Total Estimated Land Improvements True Cash Value = 3,953				

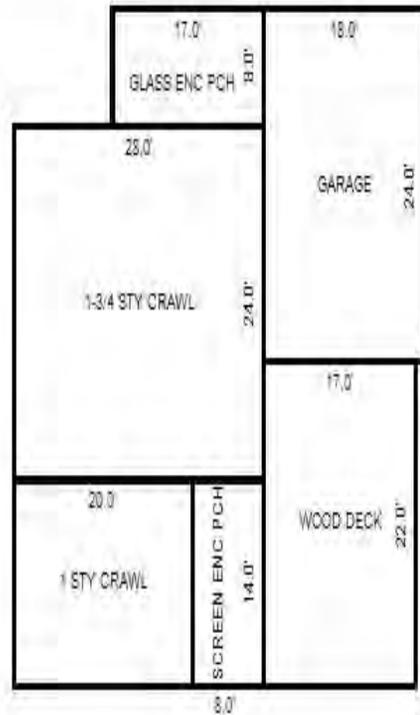


Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level							
Rolling							
Low							
X High							
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							

Who	When	What	2019	2018	2017	2016
			60,800	60,800	60,800	61,300
			70,700	59,500	57,500	53,100
			131,500	120,300	118,300	114,400
			88,093C	86,029C	84,260C	83,509C

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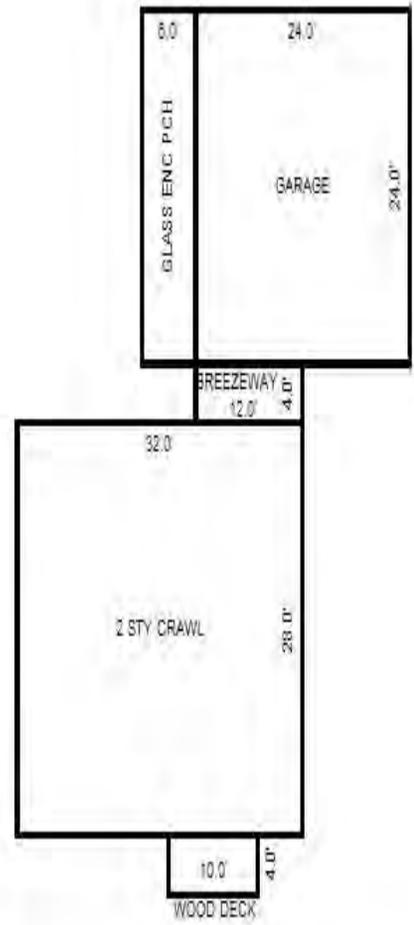


Sketch by Apex IVT™

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.																																						
		239,900	06/01/2001	WD	Download	01-0:2479		0.0																																						
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status																																				
6740 W REDMAN DR		School: LAKE CITY - 57020		Reroof		09/20/2006		20060311	Complete																																					
Owner's Name/Address		P.R.E. 0%		MAP #:																																										
IACOVONI DAVID D & ROBERTA J 1401 WHITEHALL STREET MIDLAND MI 48642		2019 Est TCV 280,412 TCV/TFA: 156.48																																												
Taxpayer's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS																																								
IACOVONI DAVID D & ROBERTA J 1401 WHITEHALL STREET MIDLAND MI 48642		X		Public Improvements		<table border="1"> <thead> <tr> <th colspan="2"></th> <th colspan="4">* Factors *</th> <th colspan="2">LAKE FRONTAGE</th> <th></th> </tr> <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 1800</td> <td>70.00</td> <td>118.00</td> <td>0.9548</td> <td>1.0000</td> <td>1800</td> <td>100</td> <td></td> <td>120,306</td> </tr> <tr> <td colspan="8">70 Actual Front Feet, 0.19 Total Acres</td> <td>Total Est. Land Value = 120,306</td> </tr> </tbody> </table>							* Factors *				LAKE FRONTAGE			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	GROUP A 1800	70.00	118.00	0.9548	1.0000	1800	100		120,306	70 Actual Front Feet, 0.19 Total Acres								Total Est. Land Value = 120,306
		* Factors *				LAKE FRONTAGE																																								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																																						
GROUP A 1800	70.00	118.00	0.9548	1.0000	1800	100		120,306																																						
70 Actual Front Feet, 0.19 Total Acres								Total Est. Land Value = 120,306																																						
Tax Description		X		Dirt Road		Land Improvement Cost Estimates																																								
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 48 CLAYTON'S HARBOR.		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>D/W/P: 3.5 Concrete</td> <td>4.68</td> <td>114</td> <td>73</td> <td>390</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>390</td> </tr> </tbody> </table>					Description	Rate	Size	% Good	Cash Value	D/W/P: 3.5 Concrete	4.68	114	73	390	Total Estimated Land Improvements True Cash Value =				390																					
Description	Rate	Size	% Good	Cash Value																																										
D/W/P: 3.5 Concrete	4.68	114	73	390																																										
Total Estimated Land Improvements True Cash Value =				390																																										
Comments/Influences		X		Paved Road																																										
		X		Storm Sewer																																										
		X		Sidewalk																																										
		X		Water																																										
		X		Sewer																																										
		X		Electric																																										
		X		Gas																																										
		X		Curb																																										
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		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		60,200		80,000		140,200		118,894C																														
		TPC 12/27/2017 INSPECTED		2018		60,200		68,600		128,800						116,108C																														
		TPC 02/07/2012 INSPECTED		2017		60,200		66,200		126,400						113,720C																														
				2016		60,600		63,400		124,000						112,706C																														

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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	
6730 W REDMAN DR		School: LAKE CITY - 57020							
Owner's Name/Address		P.R.E. 100% 07/25/1994							
MARKHAM MAYNARD K TRUSTEE PHILLIPS MELINDA 1056 S EDGAR RD MASON MI 48854		MAP #:		2019 Est TCV 256,854 TCV/TFA: 179.87					
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS					
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 49 CLAYTON'S HARBOR.		Public Improvements		* Factors *		LAKE FRONTAGE			
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	
		Gravel Road		GROUP A 1800	65.00	113.00	0.9763	1.0000	
		Paved Road		65 Actual Front Feet, 0.17 Total Acres		Rate	%Adj.	Reason	
		Storm Sewer		Total Est. Land Value =		1800	100	Value	
		Sidewalk		Land Improvement Cost Estimates				114,224	
		Water		Description	Rate	Size	% Good	Cash Value	
		X Sewer		D/W/P: 3.5 Concrete	5.00	339	50	847	
		X Electric		Total Estimated Land Improvements True Cash Value =				847	
		X Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	
		Rolling		2019	57,100	71,300	128,400	Tribunal/Other	
		Low						Taxable Value	
		X High		2018	57,100	72,400	129,500		
		Landscaped		2017	57,100	69,900	127,000		
		Swamp		2016	57,300	64,500	121,800		
		Wooded							
		Pond							
		X Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Who	When	What	2019	57,100	71,300	128,400	93,999C
		TPC 07/21/2018	INSPECTED		2018	57,100	72,400	129,500	91,796C
		TPC 12/27/2017	INSPECTED		2017	57,100	69,900	127,000	89,908C
		TPC 02/07/2012	INSPECTED		2016	57,300	64,500	121,800	89,107C

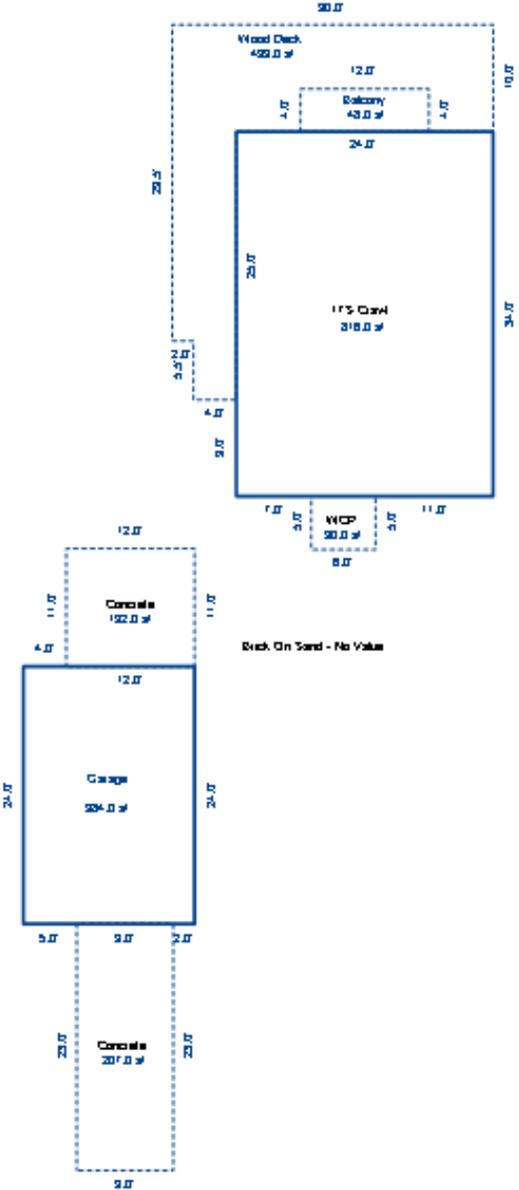


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil 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 30 439 48	Type WCP (1 Story) Treated Wood Wood Balcony	Year Built: 1975 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 384 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		Drywall Paneled		Plaster Wood T&G	X											
Building Style: 1.75S		Trim & Decoration															
Yr Built 1975	Remodeled 0	Ex	X	Ord		Min	Size of Closets										
Condition: Good		Lg	X	Ord		Small	Doors										
Room List		(5) Floors		Central Air Wood Furnace		(12) Electric		200 Amps Service		Class: C +10 Effec. Age: 35 Floor Area: 1,428 Total Base New : 167,801 Total Depr Cost: 109,064 Estimated T.C.V: 141,783		E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:			
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(6) Ceilings		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1.75S		Cls C 10 Blt 1975							
(1) Exterior				Ex.		X	Ord.		Min	(11) Heating System: Electric Baseboard Ground Area = 816 SF Floor Area = 1428 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65							
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: 816 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		1.75 Story Siding Crawl Space		816 Total: 137,810 89,570							
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		Average Fixture(s) 1,120 728		Other Additions/Adjustments									
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		Plumbing Average Fixture(s) 1,120 728		Porches									
X	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer		Solar Water Heat WCP (1 Story) Deck Treated Wood Balcony Wood Balcony Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 384 12,791 8,314 Water/Sewer Public Sewer 1 1,134 737 Water Well, 100 Feet 1 4,407 2,865									
(3) Roof		(10) Floor Support		1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Built-Ins Appliance Allow. Local Cost Items SANITARY SEWER									
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1		Lump Sum Items:		1 2,099 1,364									
Chimney: Block								Notes: ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA) 1.300 => TCY: 141,783									
Totals:													167,801	109,064	141,783		

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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				
6720 W REDMAN DR		School: LAKE CITY - 57020		P.R.E. 100% 07/25/1994								
Owner's Name/Address		MAP #:		2019 Est TCV 408,562 TCV/TFA: 216.28								
WEBSTER DALE A & SHARON TRUSTEES 6720 W REDMAN DR LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS								
Tax Description		Public Improvements		* Factors *		LAKE FRONTAGE						
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 50 & E 1/2 OF LOT 51 CLAYTON'S HARBOR.		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.		GROUP A 1800		93.00	118.00	0.8768	1.0000	1800	100	146,776
				Land Improvement Cost Estimates		93 Actual Front Feet, 0.25 Total Acres		Total Est. Land Value =				146,776
				Description		Rate	Size	% Good	Cash Value			
				D/W/P: 3.5 Concrete		5.00	840	78	3,276			
				Total Estimated Land Improvements True Cash Value =						3,276		
Topography of Site												
X 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		73,400		130,900		204,300
TPC 12/27/2017 INSPECTED		2018		73,400		121,600		195,000				148,912C
TPC 02/07/2012 INSPECTED		2017		73,400		115,100		188,500				145,422C
		2016		75,000		110,300		185,300				142,431C
												141,161C

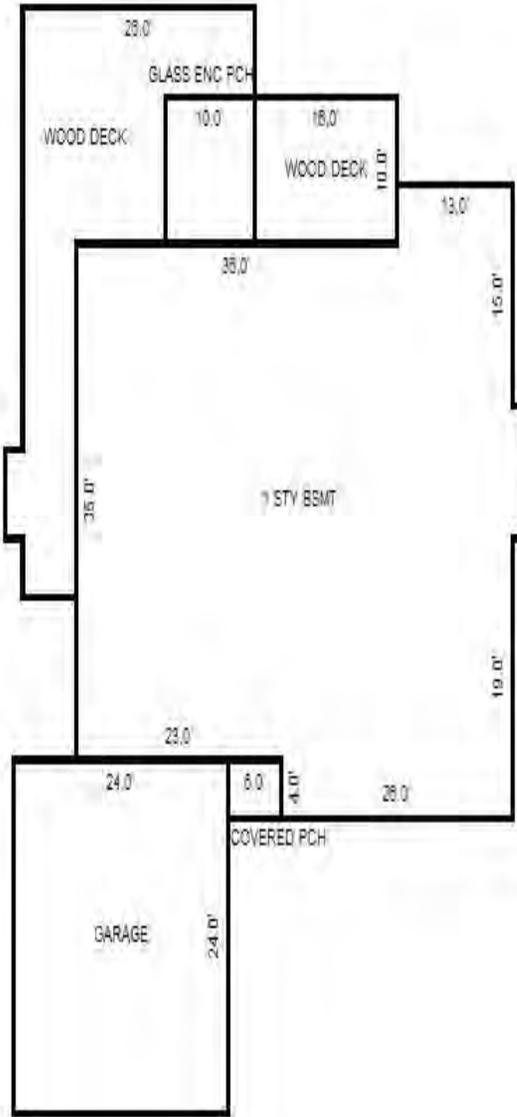


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																													
X	Single Family Mobile Home Town Home Duplex A-Frame		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: 1988 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: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																													
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		(6) Ceilings					No./Qual. of Fixtures																																																																																				
(1) Exterior		X	Drywall	Ex.	X	Ord.	Min																																																																																				
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(2) Windows				(7) Excavation																																																																																							
X	Many Avg. Few	X	Large Avg. Small	Basement: 1889 S.F. Crawl: 0 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	8		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor																																																																																							
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Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1889 SF Floor Area = 1889 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>1,889</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>199,474</td> <td>159,579</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1,120</td> <td>896</td> </tr> <tr> <td>3 Fixture Bath</td> <td>3,525</td> <td>2,820</td> </tr> </tbody> </table> Porches <table border="1"> <thead> <tr> <th>Area</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>CGEP (1 Story)</td> <td>5,808</td> <td>4,646</td> </tr> <tr> <td>CCP (1 Story)</td> <td>917</td> <td>734</td> </tr> </tbody> </table> Deck <table border="1"> <thead> <tr> <th>Area</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>Treated Wood</td> <td>2,714</td> <td>2,171</td> </tr> <tr> <td>Treated Wood</td> <td>5,641</td> <td>4,513</td> </tr> </tbody> </table> Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) <table border="1"> <thead> <tr> <th>Area</th> <th>Base Cost</th> <th>Common Wall</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>576</td> <td>18,824</td> <td></td> <td>15,059</td> </tr> <tr> <td>1</td> <td>-2,038</td> <td></td> <td>-1,630</td> </tr> </tbody> </table> Water/Sewer <table border="1"> <thead> <tr> <th>Area</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1,134</td> <td>907</td> </tr> <tr> <td>1</td> <td>4,407</td> <td>3,526</td> </tr> </tbody> </table> Built-Ins <table border="1"> <thead> <tr> <th>Area</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2,099</td> <td>1,679</td> </tr> </tbody> </table> Fireplaces <table border="1"> <thead> <tr> <th>Area</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>4,942</td> <td>3,954</td> </tr> </tbody> </table> Local Cost Items <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,889			Total:				199,474	159,579	Average Fixture(s)	Cost	Depr.	1	1,120	896	3 Fixture Bath	3,525	2,820	Area	Cost	Depr.	CGEP (1 Story)	5,808	4,646	CCP (1 Story)	917	734	Area	Cost	Depr.	Treated Wood	2,714	2,171	Treated Wood	5,641	4,513	Area	Base Cost	Common Wall	Depr.	576	18,824		15,059	1	-2,038		-1,630	Area	Cost	Depr.	1	1,134	907	1	4,407	3,526	Area	Cost	Depr.	1	2,099	1,679	Area	Cost	Depr.	1	4,942	3,954
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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.
MCFARLAND HOWARD & THERES	MCFARLAND HOWARD & THERES	0	11/15/2018	WD	FAMILY SALE	2018-03784	PTA	0.0
MCFARLAND HOWARD D & THER	MCFARLAND HOWARD & THERES	0	10/15/2018	WD	FAMILY SALE	2018-03356	PTA	0.0
MCFARLAND HOWARD D & THER	MCFARLAND HOWEARD D & THE	1	03/06/2013	QC	QUIT CLAIM	2013-00697		0.0
MCFARLAND HOWARD D & THER	MCFARLAND HOWARD D & THER	1	03/06/2013	QC	QUIT CLAIM	2013-00699	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6700 W REDMAN DR			Deck/Porch	07/24/2018	2018-0344	100%

Owner's Name/Address	MAP #:
MCFARLAND HOWARD & THERESA TRUST 6700 W REDMAN DR LAKE CITY MI 49651	2019 Est TCV 325,551 TCV/TFA: 334.93

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS					
			Description	Frontage	Depth	Rate %Adj. Reason	Value	
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W W 1/2 OF LOT 51, LOT 52 & E 1/2 OF LOT 53. CLAYTON'S HARBOR.	X		GROUP A 1800	124.00	128.00	0.8043 1.0000	1800 100	179,520
			124 Actual Front Feet, 0.36 Total Acres Total Est. Land Value =				179,520	

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
12/31/12 NO IMPROVEMENTS FOR PARKING-TIM	X	Dirt Road	D/W/P: 4in Concrete	5.29	48 0	0	
	X	Gravel Road	D/W/P: Brick on Sand	13.67	81 0	0	
	X	Paved Road	Residential Local Cost Land Improvements				
	X	Storm Sewer	Description	Rate	Size % Good	Cash Value	
		Sidewalk	LAND IMPROVE 1000	1,000.00	1 100	1,000	
		Water	Total Estimated Land Improvements True Cash Value =				1,000

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Rolling			2019	89,800	73,000	162,800			147,014C
Low			2018	89,800	74,900	164,700			142,983C
High	X		2017	89,800	70,300	160,100			140,043C
Landscaped			2016	93,100	67,800	160,900			138,794C
Swamp									
Wooded									
Pond									
Waterfront	X								
Ravine									
Wetland									
Flood Plain									

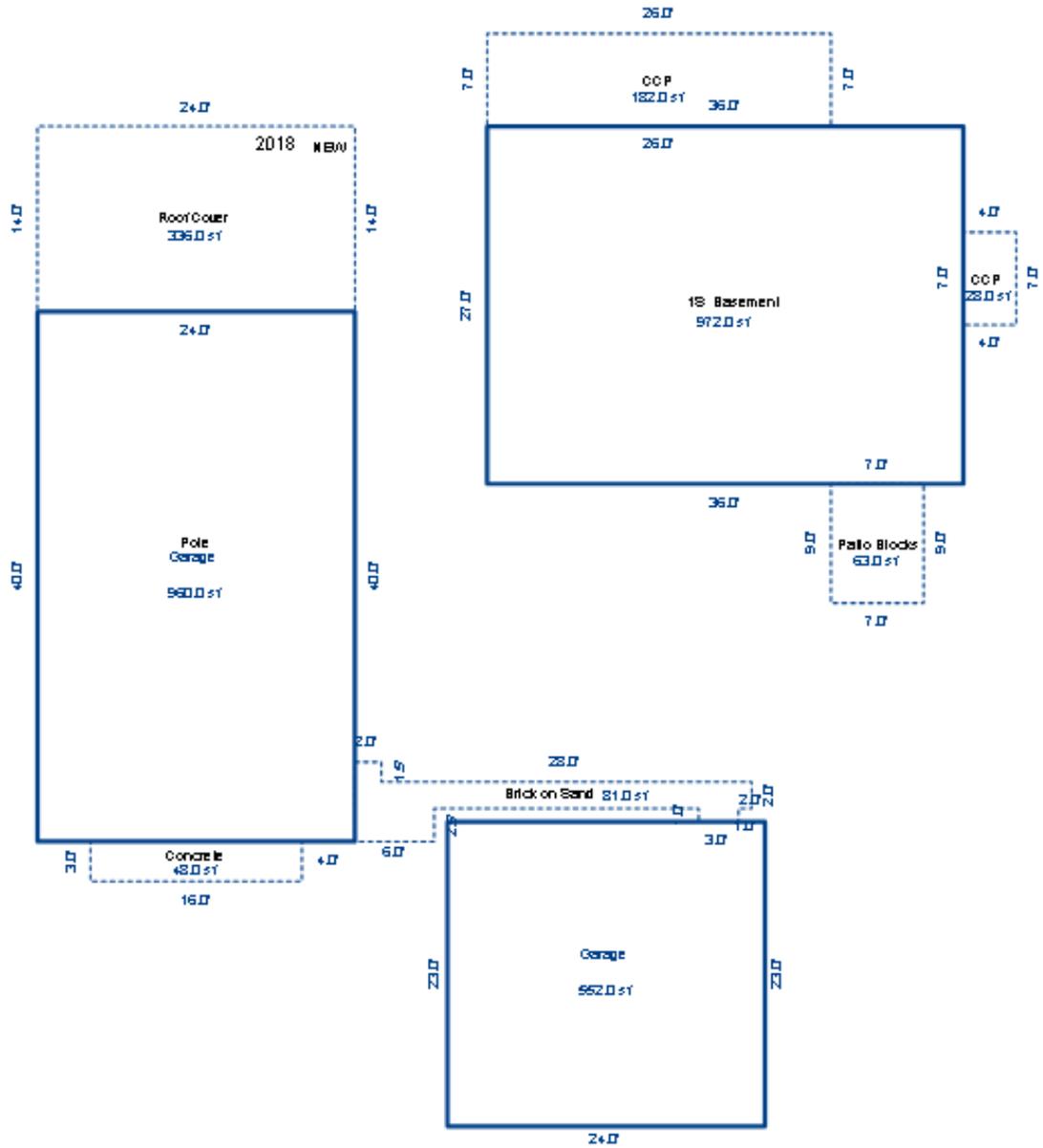


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																																																																																																																																																											
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 Direct-Vented Ga		Area 28 182 336	Type CCP (1 Story) CCP (1 Story) Roof Cover Onl	Year Built: 1975 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 552 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																																																										
X	Wood Frame		Drywall X Paneled		Plaster Wood T&G																																																																																																																																																																						
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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																																																																																																																																																																							
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X	Gable Hip Flat	(10) Floor Support		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																																																																																																																																																							
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BORSKE EVERETT & PATRICIA	BORSKE PATRICIA A	1	12/19/2013	WD	WARRANTY DEED	2014-00045	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6680 W REDMAN DR			Reroof	10/10/2013	2013-0516	100%

Owner's Name/Address	MAP #:
BORSKE PATRICIA A 1654 RIVIERA ST SAGINAW MI 48604	2019 Est TCV 285,017 TCV/TFA: 278.34

Tax Description	Public Improvements	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS																											
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 54 & W 1/2 OF LOT 53 CLAYTON'S HARBOR.	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.	<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 1800</td> <td>92.00</td> <td>128.00</td> <td>0.8796</td> <td>1.0000</td> <td>1800</td> <td>100</td> <td></td> <td>145,670</td> </tr> <tr> <td colspan="8">92 Actual Front Feet, 0.27 Total Acres</td> <td>Total Est. Land Value = 145,670</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	GROUP A 1800	92.00	128.00	0.8796	1.0000	1800	100		145,670	92 Actual Front Feet, 0.27 Total Acres								Total Est. Land Value = 145,670
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Comments/Influences	Land Improvement Cost Estimates	Cash Value															
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D/W/P: 3.5 Concrete	5.00	864	71	3,067													
Total Estimated Land Improvements True Cash Value =				3,067													

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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	2019	72,800	69,700	142,500			114,613C



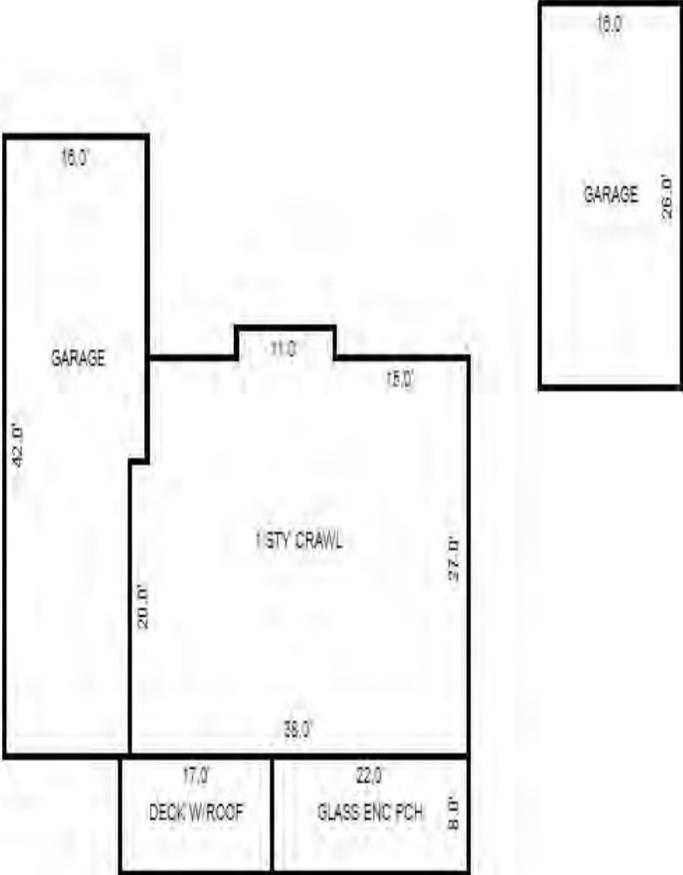
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2018	72,800	65,100	137,900			111,927C
TPC	02/07/2012	INSPECTED	2017	72,800	61,300	134,100			109,625C
TPC	10/10/2011	INSPECTED	2016	74,400	59,100	133,500			108,648C

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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 176 136	Type WGEP (1 Story) Pine	Year Built: 1974 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: 615 % 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			Class: C -5 Effec. Age: 35 Floor Area: 1,024 Total Base New : 159,514 Total Depr Cost: 104,831 Estimated T.C.V: 136,280			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 1974	
Yr Built 1974	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets								
Condition: Average		Lg	X	Ord		Small	Many	X	Ave.		Few	(13) Plumbing			
Room List		(5) Floors		Central Air Wood Furnace			200 Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost					
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(12) Electric			No. /Qual. of Fixtures			1 Story Siding Crawl Space 1,024					
(1) Exterior		X		Tile			Ex.	X	Ord.		Min	Average Fixture(s)			
X	Wood/Shingle Aluminum/Vinyl Brick	X					No. of Elec. Outlets			Other Additions/Adjustments					
	Insulation	X					Many	X	Ave.		Few	Plumbing			
(2) Windows		X					(13) Plumbing			Porches					
X	Many Avg. Few	X					1					Average Fixture(s)			
X	Large Avg. Small	X					1					3 Fixture Bath			
X	Wood Sash Metal Sash Vinyl Sash	X					1					2 Fixture Bath			
X	Double Hung Horiz. Slide Casement	X					(14) Water/Sewer			Solar Water Heat					
X	Double Glass Patio Doors Storms & Screens	X					1					No Plumbing			
(3) Roof		X					1					Extra Toilet			
X	Gable Hip Flat	X					1					Extra Sink			
X	Asphalt Shingle	X					1					Separate Shower			
	Chimney: Metal	X					1					Ceramic Tile Floor			
		X					1					Ceramic Tile Wains			
		X					1					Ceramic Tub Alcove			
		X					1					Vent Fan			
		X					Lump Sum Items:			Water/Sewer					
		X					Public Water			Public Sewer					
		X					Public Sewer			Water Well, 100 Feet					
		X					Water Well			Built-Ins					
		X					1000 Gal Septic			Appliance Allow.					
		X					2000 Gal Septic			Fireplaces					
		X					Lump Sum Items:			Interior 1 Story					
		X					Local Cost Items			Interior 1 Story					
		X					<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			Interior 1 Story					

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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.
GRAHAM MARK A & BARBARA R	OUTWATER BENJAMI & KRISTE	265,000	08/30/2013	WD	WARRANTY DEED	213-02993 WD	PTA	100.0
GRAHAM MARK A & BARBARA R	GRAHAM MARK A & BARBARA R	0	12/21/2007	QC	Not Qualified	2008/0087		0.0
BOLDA ROBERT ANTHONY	GRAHAM MARK A & BARBARA R	312,500	07/29/2004	WD	Arms Length	04-0/3300		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
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6670 W REDMAN DR	School: LAKE CITY - 57020					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
OUTWATER BENJAMI & KRISTEN & NOELLERT RAYMOND & PAMELA J/T 2135 HILLTOP DR UNIT 9 DORR MI 49323-9477	2019 Est TCV 313,931 TCV/TFA: 152.69

X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X		GROUP A 1800	61.00	109.00	0.9951	1.0000	1800	100		109,257	
		61 Actual Front Feet, 0.15 Total Acres								Total Est. Land Value =	109,257

Tax Description	X	Land Improvement Cost Estimates
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 55 CLAYTON'S HARBOR.	X	

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: 3.5 Concrete	5.00	800 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

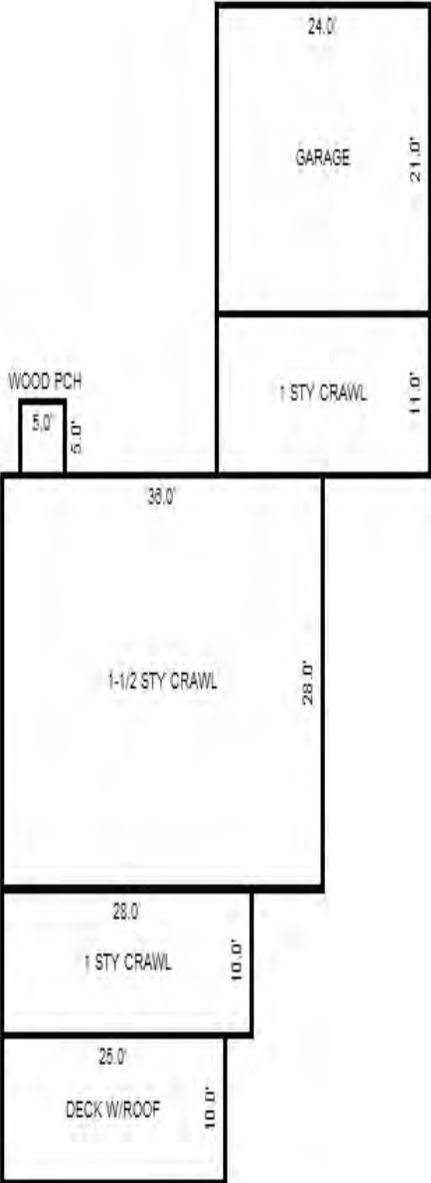
Topography of Site

X 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	54,600	102,400	157,000			128,555C
			2018	54,600	91,400	146,000			125,542C
			2017	54,600	88,200	142,800			122,960C
			2016	36,400	86,200	122,600			121,864C

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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.	
GREENLEE GERALD E & CHARL	GREENLEE GERALD & CHARLOT	0	01/16/2008	QC	Download	2008/189		0.0	
Property Address		Class: 401 RESIDENTIAL-I		Zoning:	Building Permit(s)	Date	Number	Status	
6650 W REDMAN DR		School: LAKE CITY - 57020							
Owner's Name/Address		P.R.E. 100% 07/25/1994							
GREENLEE GERALD E & CHARLOTTE TRUST		MAP #:							
6650 W REDMAN DR		2019 Est TCV 315,949 TCV/TFA: 168.33							
LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS					
Tax Description		Public Improvements		* Factors *		LOTS 57 & 58			
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W		Dirt Road		Description	Frontage	Depth	Front	Depth	
LOTS 56 & 57 CLAYTON'S HARBOR.		Gravel Road		GROUP C 1100/FF	139.00	96.00	0.7772	0.9208	
Comments/Influences		Paved Road		Rate	%Adj.	Reason		Value	
		Storm Sewer		139 Actual Front Feet, 0.31 Total Acres				109,428	
		Sidewalk		Land Improvement Cost Estimates					
		Water		Description	Rate	Size	% Good	Cash Value	
		X Sewer		D/W/P: 3.5 Concrete	5.00	800	71	2,840	
		X Electric		Total Estimated Land Improvements True Cash Value =				2,840	
		X Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
		Level							
		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	
Who		When	What	2019	54,700	103,300	158,000	145,262C	
TPC 12/27/2017 INSPECTED				2018	54,700	97,300	152,000	141,858C	
TPC 10/10/2011 INSPECTED				2017	62,000	91,400	153,400	138,941C	
				2016	67,600	94,900	162,500	137,702C	

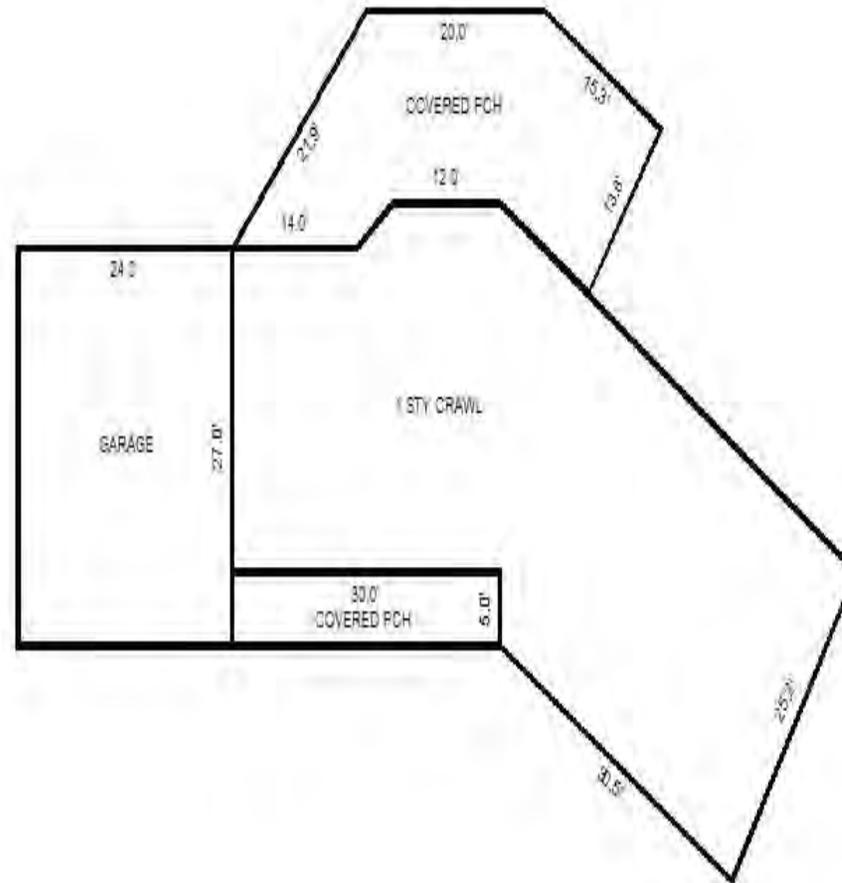


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 390 150	Type CCP (1 Story) CCP (1 Story)	Year Built: 1977 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 648 % 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: 35 Floor Area: 1,877 Total Base New : 241,057 Total Depr Cost: 156,678 Estimated T.C.V: 203,681		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 5 Blt 1977				
Yr Built 1977	Remodeled 0	Ex	X	Ord		Min	200 Amps Service		Ground Area = 1877 SF Floor Area = 1877 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65						
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 3 Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual		1 Story Siding Crawl Space 1,877		Total: 190,854 124,048				
(1) Exterior		(6) Ceilings		Many X Ave. Few			(14) Water/Sewer		Other Additions/Adjustments						
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Basement: 0 S.F. Crawl: 1877 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		Exterior Brick Veneer 480 6,259 4,068 Plumbing Average Fixture(s) 1 1,120 728 3 Fixture Bath 1 3,525 2,291 2 Fixture Bath 1 2,359 1,533 Porches CCP (1 Story) 390 7,250 4,712 CCP (1 Story) 150 3,093 2,010						
X	Insulation	(7) Excavation		Recreation SF Living SF Walkout Doors No Floor SF			Lump Sum Items:		Garages Class: D Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 648 16,057 10,437 Door Opener 1 327 213 Water/Sewer Public Sewer 1 1,134 737 Water Well, 50 Feet 1 2,038 1,325						
X	(2) Windows	(8) Basement		Public Water					Built-Ins Appliance Allow. 1 2,099 1,364 Fireplaces Exterior 1 Story 1 4,942 3,212 Local Cost Items						
X	Many Avg. Few X Large Avg. Small	(9) Basement Finish		Public Water					Class: D Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 648 16,057 10,437 Door Opener 1 327 213 Water/Sewer Public Sewer 1 1,134 737 Water Well, 50 Feet 1 2,038 1,325						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Public Water					Class: D Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 648 16,057 10,437 Door Opener 1 327 213 Water/Sewer Public Sewer 1 1,134 737 Water Well, 50 Feet 1 2,038 1,325						
X	Gable Hip Flat Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Public Water					Class: D Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 648 16,057 10,437 Door Opener 1 327 213 Water/Sewer Public Sewer 1 1,134 737 Water Well, 50 Feet 1 2,038 1,325						
Chimney: Brick				Public Water					Class: D Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 648 16,057 10,437 Door Opener 1 327 213 Water/Sewer Public Sewer 1 1,134 737 Water Well, 50 Feet 1 2,038 1,325						

*** 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.
MCCRAY BRUCE P TRUSTEE	MCCRAY GAR BLAKE	1	07/11/2012	QC	FAMILY SALE	2012-02426		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6870 W REDMAN DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 30,397 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS					
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason
SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 62 CLAYTON'S HARBOR.	X		* Factors *					
			<Site Value J> GROUP J SITE 8K 8000 100 8,000					
			60 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 8,000					

Comments/Influences

12X40 ADD'N NEW FOR 97



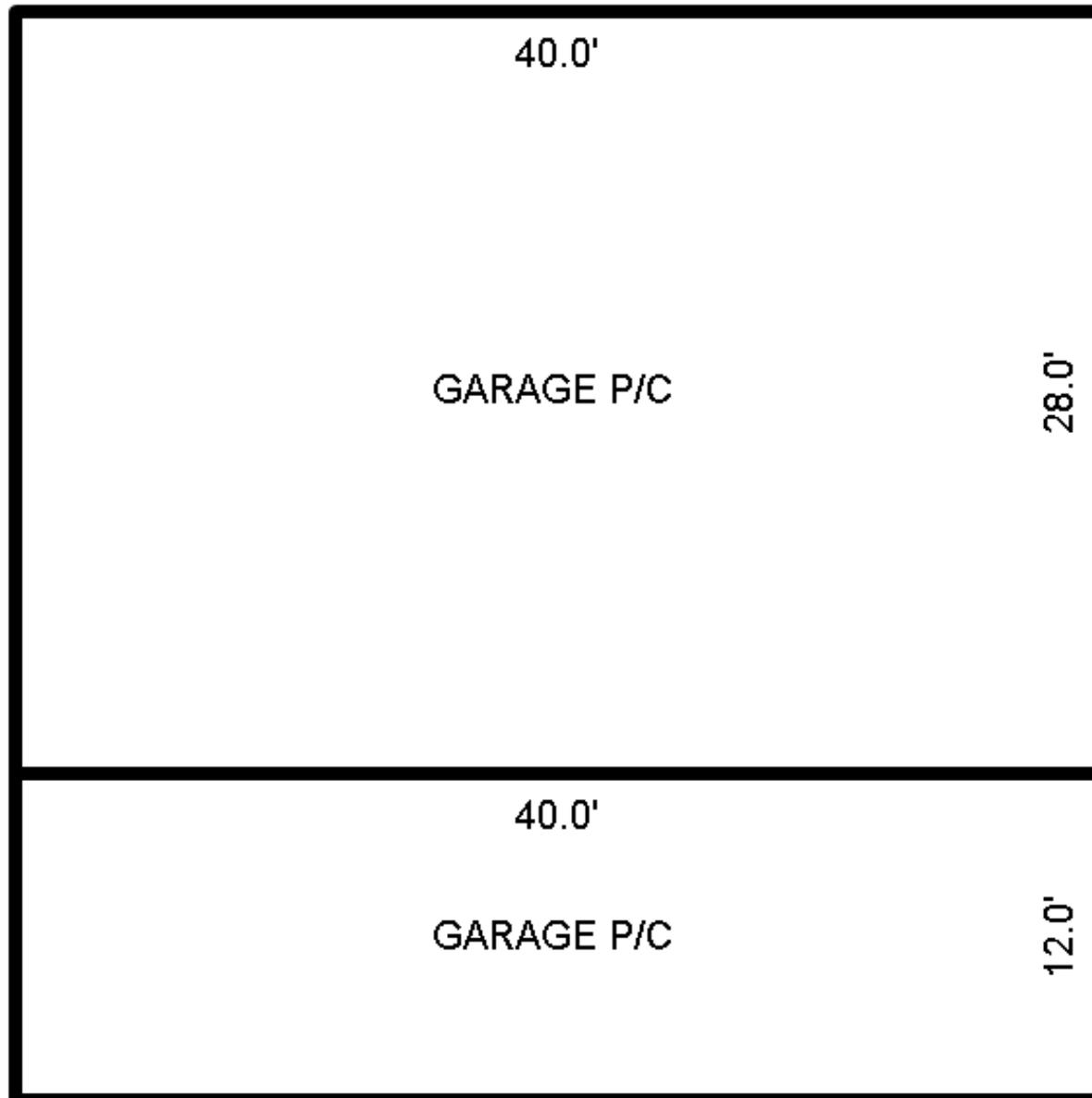
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2019	4,000	11,200	15,200			12,447C
		TPC 05/06/2018 INSPECTED	2018	4,000	9,400	13,400			12,156C
		TPC 12/27/2017 INSPECTED	2017	4,000	8,800	12,800			11,906C
		TPC 02/07/2012 INSPECTED	2016	3,500	8,300	11,800			11,800S

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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	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: 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: 1120 % 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
	Town Home	(4) Interior		X No Heating/Cooling			Central Air Wood Furnace								
	Duplex	Trim & Decoration		(12) Electric			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GRG		Cls CD		Blt 0	
	A-Frame	Ex Ord Min		0 Amps Service			Ex. Ord. Min			(11) Heating System: No Heating/Cooling					
	Building Style: GRG	Size of Closets		No. of Elec. Outlets			Many Ave. Few			Ground Area = 0 SF Floor Area = 0 SF.					
	Yr Built Remodeled	Lg Ord Small		(13) Plumbing			Average Fixture(s)			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90					
	0 0	Doors Solid H.C.		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					
	Condition: Average	(5) Floors		(14) Water/Sewer			Notes:			Stories Exterior Foundation		Size		Cost New Depr. Cost	
	Room List	Kitchen: Other: Other:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages			Class: CD Exterior: Pole (Unfinished)		480		9,922 8,930	
	Basement	(6) Ceilings		Lump Sum Items:			Class: CD Exterior: Pole (Unfinished)			Base Cost		1120		18,357 16,521	
	1st Floor	No./Qual. of Fixtures					Other Additions/Adjustments			Base Cost		Totals:		28,279 25,451	
	2nd Floor	Ex. Ord. Min								ECF (409 - RURAL SUBS) 0.880 => TCv:				22,397	
	Bedrooms	No. of Elec. Outlets													
	(1) Exterior	Many Ave. Few													
	Wood/Shingle	(7) Excavation													
	Aluminum/Vinyl	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0													
	Brick	(8) Basement													
	Insulation	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
	(2) Windows	(9) Basement Finish													
	Many Avg. Few	Recreation SF Living SF Walkout Doors No Floor SF													
	Large Avg. Small	(10) Floor Support													
	Wood Sash	Joists: Unsupported Len: Cntr.Sup:													
	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***

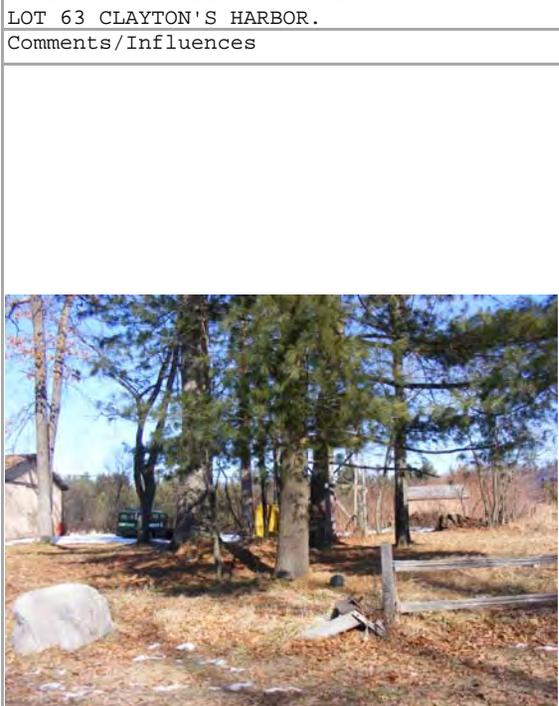


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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCCRAY BRUCE P TRUSTEE	MCCRAY GAR BLAKE	1	07/11/2012	QC	FAMILY SALE	2012-02426		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W REDMAN DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2019 Est TCV 8,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS										
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value				
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W	X			<Site Value J> GROUP J SITE 8K	60	Actual	Front	Feet,	0.14	Total	Acres	Total	Est. Land Value =	8,000
LOT 63 CLAYTON'S HARBOR.				* Factors *										
Comments/Influences				60 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 8,000										



Public Improvements	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
Dirt Road	2019	4,000	0	4,000			3,691C		
Gravel Road	2018	4,000	0	4,000			3,605C		
Paved Road	2017	4,000	0	4,000			3,531C		
Storm Sewer	2016	3,500	0	3,500			3,500S		
Sidewalk									
Water									
X Sewer									
X Electric									
X Gas									
Curb									
Street Lights									
Standard Utilities									
Underground Utils.									
Topography of Site									
Level									
Rolling									
X Low									
X High									
Landscaped									
Swamp									
Wooded									
Pond									
Waterfront									
Ravine									
Wetland									
Flood Plain									
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 12/27/2017	INSPECTED		2018	4,000	0	4,000			3,605C
TPC 02/07/2012	INSPECTED		2017	4,000	0	4,000			3,531C
			2016	3,500	0	3,500			3,500S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OLSEN DANIEL L	SCHRAM SUE	45,000	01/06/2016	WD	Arms Length	2016-00034	PTA	100.0
OLSEN DIANE	OLSEN DANIEL L	1	06/12/2011	QC	QUIT CLAIM	2011-02459		100.0
PUSTELAK RONALD J (DECEAS	OLSON DIANE	0	08/29/2006	OTH	Not Qualified	06-0/3168		100.0
PUSTELAK RONALD J	PUSTELAK RONALD J & OLSEN	0	09/29/2004	QC	Not Qualified	04-0/4082		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6844 W REDMAN DR						
	School: LAKE CITY - 57020					
	P.R.E. 100% 01/10/2016					

Owner's Name/Address	MAP #:
SCHRAM SUE 6844 W REDMAN DR LAKE CITY MI 49651-8517	2019 Est TCV 95,537 TCV/TFA: 48.35

X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
Public Improvements		* Factors * 60X104 IRR M/L
		Description Frontage Depth Front Depth Rate %Adj. Reason Value
		<Site Value J> GROUP J SITE 8K 8000 100 8,000
		60 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 8,000

Tax Description	X	Land Improvement Cost Estimates
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 64 CLAYTON'S HARBOR.		
Comments/Influences		
	X	Dirt Road
		Gravel Road
	X	Paved Road
		Storm Sewer
		Sidewalk
	X	Water
	X	Sewer
	X	Electric
	X	Gas
		Curb
		Street Lights
		Standard Utilities
		Underground Utils.

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	4.39	2000	0	0
Wood Frame	19.43	80	77	1,197
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	2	94	1,880
Total Estimated Land Improvements True Cash Value =				3,077

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

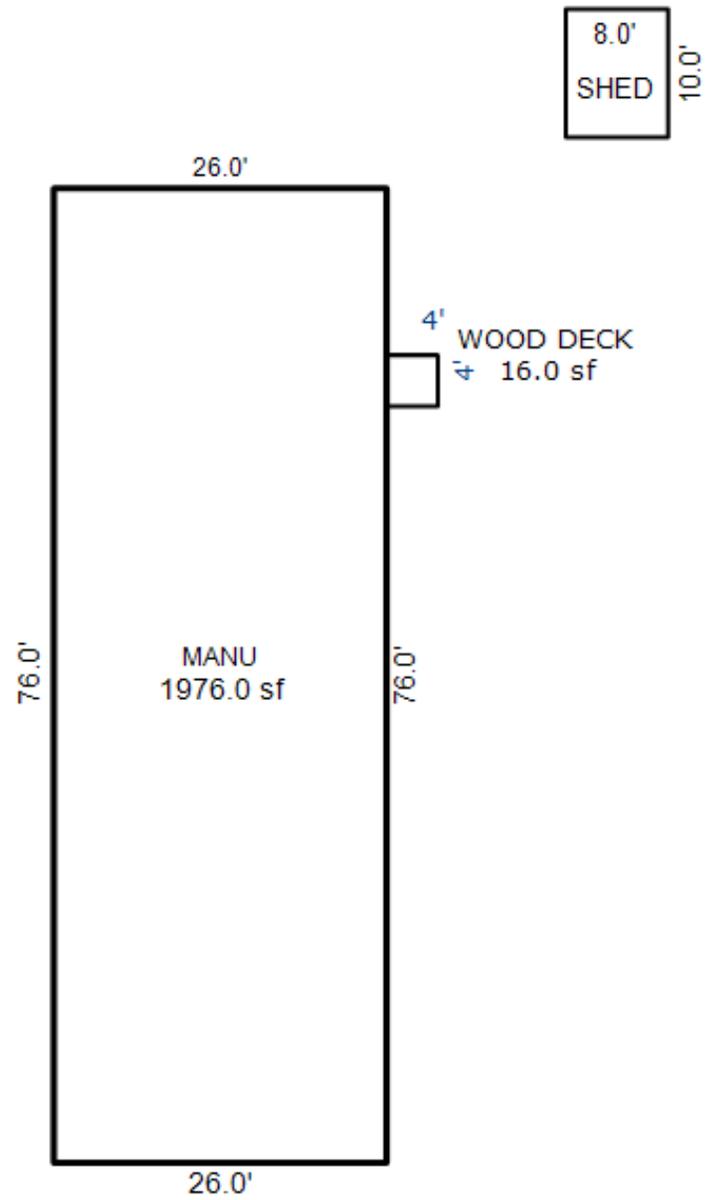


Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2019	4,000	43,800	47,800			40,669C
2018	4,000	35,900	39,900			39,716C
2017	4,000	34,900	38,900			38,900S
2016	3,500	32,100	35,600			35,600S

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Who	When	What
TPC	12/27/2017	INSPECTED
TPC	09/12/2017	INSPECTED
TPC	02/07/2012	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.
LANGLANDS JANET K (WIDOW)	LANGLANDS JANET K TRUST	0	07/08/2005	QC	Not Qualified	05-0/4165		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W REDMAN DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
LANGLANDS JANET K TRUST 7296 CARDINAL ALGONAC MI 48001	MAP #:					
	2019 Est TCV 8,000					

	Improved	X	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS						
	Public Improvements			* Factors *						
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
				<Site Value J> GROUP J SITE 8K				8000	100	8,000
				57 Actual Front Feet, 0.17 Total Acres				Total Est. Land Value =		8,000

Tax Description
 . SECS 1 & 2 T22N R8W & SEC 36 T23N R8W
 LOT 65 CLAYTON'S HARBOR.
 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
- 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			2,182C
2018	4,000	0	4,000			2,131C
2017	4,000	0	4,000			2,088C
2016	3,500	0	3,500			2,070C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
RUDY CLARK & SYLVIA	SCHLICKER GARY A & PAULA	15,000	08/17/2007	WD	Split Vacant	2007/3037		100.0		
HUD	RUDY CLARK & SYLVIA (H/W)	78,900	07/26/2007	WD	Not Qualified	2007/2741		100.0		
AMERIHOM MORTGAGE CORP	HUD	0	02/06/2007	WD	Not Qualified	2007/615		0.0		
TISDALE MICHAEL H & KAMI	AMERIHOM MORTGAGE CORP	103,993	01/28/2007	SD	Not Qualified	2006/2908		0.0		
Property Address		Class: 402 RESIDENTIAL-V		Zoning:		Building Permit(s)		Date	Number	Status
W REDMAN DR		School: LAKE CITY - 57020								
Owner's Name/Address		P.R.E. 0%		MAP #:						
SCHLICKER GARY A & PAULA J 4368 BECKETT ST Saginaw MI 48603		2019 Est TCV 8,000								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS					
. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W LOT 66, CLAYTON'S HARBOR.		Public Improvements				* Factors *		57X 111.7 IRR		
Comments/Influences		Dirt Road				Description		Frontage		Value
LOT 66 57X111.74 LOT 67 60X85.75 LOT 68 66X54.96		Gravel Road				<Site Value J> GROUP J SITE 8K		Depth Front		8,000
Split/Comb. on 10/09/2007 completed 10/09/2007 RAY ;		Paved Road				57 Actual Front Feet, 0.18 Total Acres		Depth		100
Parent Parcel(s): 009-260-066-00;		Storm Sewer				Total Est. Land Value =		Rate %Adj.		8,000
Child Parcel(s): 009-260-067-00;		Sidewalk						Reason		
-----		Water						57X 111.7 IRR		
		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	4,000	0	4,000	3,691C		
TPC 12/27/2017 INSPECTED		2018	4,000	0	4,000			3,605C		
TPC 02/07/2012 INSPECTED		2017	4,000	0	4,000			3,531C		
		2016	3,500	0	3,500			3,500S		



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
RUDY SYLVIA M REVOCABLE T	BEDELL NEIL V & KAREN V	84,000	07/11/2013	WD	WARRANTY DEED	2013-05253 WD	PTA	100.0		
KLINE JEANNE M	RUDY SYLVIA M REVOCABLE T	1	08/06/2012	QC	LAND CONTRACT	2012-02669	PTA	0.0		
RUDY CLARK & SYLVIA	KLINE JEANNE M	113,000	08/06/2009	LC	Arms Length	2009/2905		100.0		
HUD	RUDY CLARK & SYLVIA (H/W)	78,900	07/26/2007	WD	Not Qualified	2007/2741		100.0		
Property Address		Class: 401 RESIDENTIAL-I		Zoning:		Building Permit(s)		Date	Number	Status
6810 W REDMAN DR		School: LAKE CITY - 57020								
Owner's Name/Address		P.R.E. 0%								
BEDELL NEIL V & KAREN V 11346 NORA DR FENTON MI 43430		MAP #:								
		2019 Est TCV 97,595 TCV/TFA: 82.99								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS						
		Public Improvements		* Factors * 2 LOTS: 150X68 IRR						
				Description Frontage Depth Front Depth Rate %Adj. Reason Value						
				<Site Value F> SITE 10K 10000 100 10,000						
				126 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 10,000						
				Land Improvement Cost Estimates						
				Description Rate Size % Good Cash Value						
				D/W/P: 3.5 Concrete 4.68 1518 83 5,896						
				Metal Prefab 13.22 80 46 487						
				Total Estimated Land Improvements True Cash Value = 6,383						
Comments/Influences		Topography of Site								
Split/Comb. on 10/09/2007 completed 10/09/2007 RAY ; Parent Parcel(s): 009-260-066-00; Child Parcel(s): 009-260-067-00;		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	5,000	43,800	48,800		42,138C
		TPC 12/27/2017	INSPECTED		2018	5,000	38,300	43,300		41,151C
		TPC 02/07/2012	INSPECTED		2017	5,000	36,400	41,400		40,305C
		TPC 06/18/2011	INSPECTED		2016	5,000	36,200	41,200		39,946C

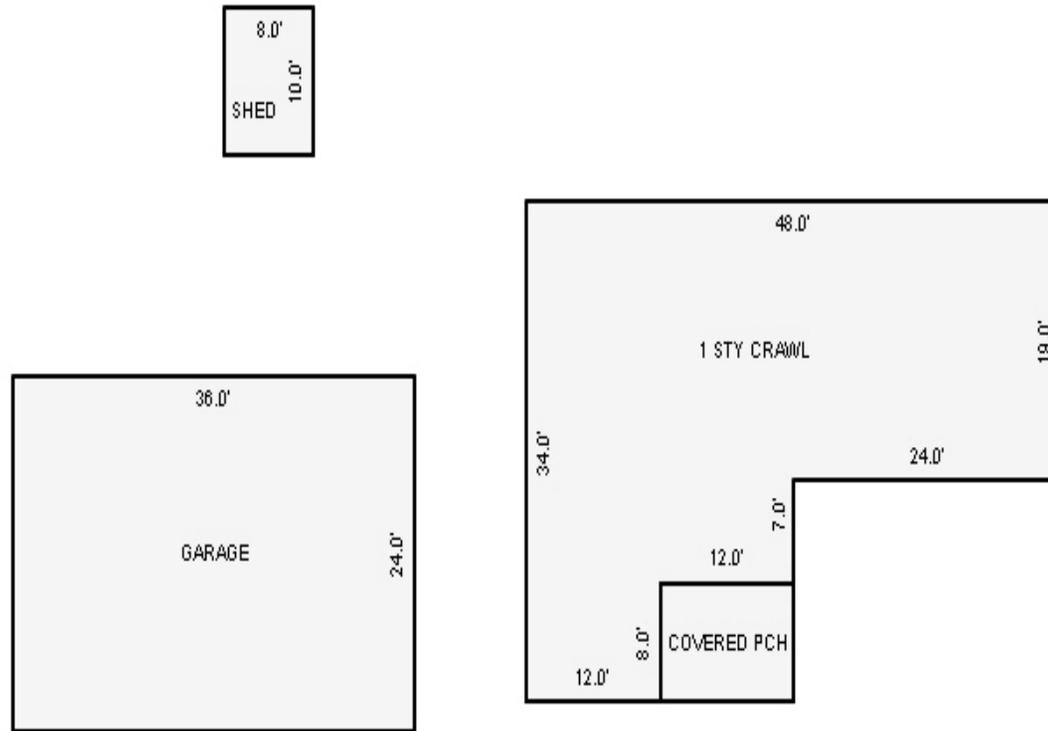


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 96	Type CCP (1 Story)	Year Built: 1993 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: 864 % 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 1972	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 CD		Blt 1972	
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex.	X Ord.	Min	No. of Elec. Outlets								
	Insulation	(7) Excavation		Many			X Ave.	Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65						
(2) Windows		Basement: 0 S.F. Crawl: 1176 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Building Areas								
X	Many Avg.	X	Large Avg.	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	(8) Basement		1 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 1,176								
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		2 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			Other Additions/Adjustments								
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Exterior								
X	Gable Hip Flat	Gambrel Mansard Shed		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Brick Veneer								
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Plumbing								
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			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								
							Porches								
							Garages								
							Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)								
							Base Cost								
							Water/Sewer								
							Public Sewer								
							Water Well, 100 Feet								
							Built-Ins								
							Appliance Allow.								
							Fireplaces								
							Prefab 1 Story								
							Local Cost Items								
							SANITARY SEWER								
							Notes:								
							Totals:								
							ECF (409 - RURAL SUBS) 0.880 => TCV:								

*** 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: 705 EXEMPT OTHER Zoning: Building Permit(s) Date Number Status

W REDMAN DR OUTLOT A School: LAKE CITY - 57020

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

CLAYTON'S HARBOR ASSOC 2019 Est TCV 0

C/O GREENLEE GERALD Improved X Vacant Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS

110 REDMAN DR Public Improvements * Factors *

LAKE CITY MI 49651 Dirt Road Description Frontage Depth Front Depth Rate %Adj. Reason Value

Tax Description Gravel Road GROUP B 1200/FF 70.00 125.00 0.9548 1.0000 1200 100 80,204

. SECS 1 & 2 T22N R8W & SEC 36 T23N R8W Paved Road 70 Actual Front Feet, 0.20 Total Acres Total Est. Land Value = 80,204

OUTLOT A CLAYTON'S HARBOR. Storm Sewer

Comments/Influences 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

TPC 02/07/2012 INSPECTED

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